

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

In the matter of:)
)
Public Hearing/Workshop -)
Integrated Regional Growth)
Forecast and Regional)
Housing Needs Assessment)
)

TRANSCRIPT OF PROCEEDINGS

Los Angeles, California

Thursday, September 28, 2006

Reported by:

Carrie Nahmias

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SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

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TRANSCRIPT OF PROCEEDINGS, taken at

818 West Seventh Street, 12th Floor, Los Angeles,
California, commencing at 8:30 a.m., on Thursday,
September 28th, 2006, heard before CARRIE NAHMIAS, a
Certified Shorthand Reporter for the State of
California.

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1 Los Angeles, California, Thursday, September 28th, 2006

2 8:30 a.m.

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5 HONORABLE JON EDNEY: Good morning, everybody.

6 Welcome to SCAG's first public hearing and workshop on

7 the Integrated Regional Growth for the Regional Housing

8 Needs Assessment Methodology.

9 Want to welcome everybody and make sure that

10 everybody understands that they will have an opportunity,

11 if they so desire, to make public comments.

12 Are we going to have the written requests?

13 MS. HARRIS: Yes. They're on the back and --

14 HONORABLE JON EDNEY: Okay. We do have written

15 request sheets. If you do, it will help us facilitate

16 moving people forward as -- as we move on this morning.

17 So if you'd like to grab one because you expect

18 to speak today. Certainly if something comes to your

19 attention during the presentations and you decide so,

20 you're welcome do so at that time.

21 Let me give you just a little background on the

22 way things will go. We have scheduled three

23 presentations to provide detailed information today. And
24 we will take those -- we'll do one presentation and then
25 have an opportunity for public speaking, so that

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1 you're -- if you can't make it and you don't want to stay
2 for the four hours of the public hearing this morning,
3 you can do such.

4 Then we will have the second presentation, we
5 will have a additional public comment time. And the
6 third public presentation and then public comment time.

7 If time permits, we will then move forward with
8 a rotation back into the presentations, if so desired,
9 for members of the public. So if someone's going to be a
10 little late and they want to come back and get some
11 additional information from one of the first or second
12 presentations, we will, time permitting, go through
13 those.

14 At this time I'd like everybody to stand for the
15 flag salute, and then we'll begin.

16 (Pledge of Allegiance recited)

17 HONORABLE JON EDNEY: Okay. There is a sheet at the
18 back, if you didn't have a chance to grab it, this will
19 show what the presentations are and in which order they
20 will be presented.

21 So we begin with the first presentation from
22 Mr. Glen Bolen with Fregonese & Calthorpe Associates, on

23 SCAG'S progress on the Integrated Growth Forecast today.

24 Mr. Bolen.

25 MR. BOLEN: Thank you, Mr. Chair.

1 Can you hear me? Okay. Are we hearing now?

2 HONORABLE JON EDNEY: Yes, we can.

3 MR. BOLEN: Okay. Super.

4 So to begin, the Integrated Growth Forecast,
5 it's important to understand first and foremost is it's a
6 realistic story about future conditions. Trying to build
7 one future scenario that contains all the elements that
8 the future will hold in 2035. At the same time it's the
9 most desired growth scenario we have.

10 So if you -- if you look at the chart there, the
11 Draft Growth Forecast built by technical means, then a
12 policy analysis from 2015 to 2035 bringing in private
13 sector investment, RTP blueprint planning work, results
14 in this Draft Integrated Forecast for 2035.

15 One forecast, then, feeds a range of SCAG's
16 activities, regional activities, data activities, from
17 the RTP, EIR, the Compass Blueprint Program, and the
18 Regional Housing Needs Analysis Allocation.

19 I want to kind of go through this history
20 quickly. This is all in your packets, but in 2005, this
21 work began with getting jurisdictional input,
22 collaborating with the subregions, presenting the trends

23 to the P&P TAC and the CEHD.

24 And then also requesting, then, input from local

25 jurisdictions on future growth, things that will affect

1 future growth: General plan changes, large plan

2 approvals, et cetera.

3 Then starting this year in January, SCAG

4 convened a panel of experts, bringing in an outside

5 independent review body to look at the -- look at the

6 forecast.

7 The counties and subregions were all invited to

8 present to the panel of experts and SCAG staff. Their

9 forecasting research and issues, plan changes, major

10 approvals that they felt would affect the growth patterns

11 in the future.

12 Forecasting staff then worked with that

13 information, presented the results to the TAC in March.

14 And here we are now talking about this Draft Integrated

15 Growth Forecast.

16 So I'm not going to read these long lists, but

17 the idea was that the forecasting staff, the team, took

18 input on various pieces of data, everything from

19 mortality and fertility rates to local versus national

20 trending, and unemployment as well as housing. Looking

21 at differences between local resources, state resources,

22 BLS and census sources of long-term data, et cetera.

23 And then the result was the forecast we have in
24 front of us. Employment is a shift-share method up until
25 2014, then changing to a more U.S. based proportioning of

1 the labor force and workers with the SCAG's job share
2 after 2015.

3 It's a little bit detailed, but it's a -- it's
4 many months of complex going back and forth figuring out
5 the best ways to make this all happen. Then using a
6 cohort model to populate the jobs and then a kind a cycle
7 to modify, then, jobs of population and population with
8 jobs. It's kind of a cycle type of effort, so the
9 reconciliation.

10 The housing units, then, that one of the final
11 marks on the last slide was -- is simply looking at
12 current population household rates, estimating what the
13 future rates will be, and using those rates to estimate
14 the number of units needed in 2030, 2035.

15 So that's where we're at now, this chart here
16 kind of comes in about halfway in the little history that
17 I just gave you. The evaluated forecast assumptions,
18 this on the top bar, national state forecast.

19 Dr. Schniepp from California Economic Forecast
20 and His independent panel and then Partner Government
21 Input were the three main components there to help us
22 develop the county regional forecast that we have now

23 worked with -- worked with the committees and brought to
24 the point now. It is the Draft Integrated Forecast.
25 We're now at this point of city-wide forecast.

1 We don't have the city-wide forecast yet, that is going
2 to be happening through a series of workshops I'll
3 describe a little bit later, and input as we move
4 forward.

5 So this next step, then, is to disaggregate the
6 forecasts, that's the workshops I mentioned. We need to
7 break this in smaller geographic levels. Not just city
8 numbers, but a real scenario of future growth scenario,
9 doesn't just put numbers in a big box, it locates type of
10 uses on the ground to determine, you know, where
11 transportation infrastructure's needed, where the housing
12 is going to be, all of those things.

13 So bringing things to that smaller level so it
14 can get into the Traffic Analysis Zone modeling that
15 you're all familiar with. Then here we are today holding
16 our first public hearing.

17 And then in October, end of October, early
18 November, we're going to be holding a series of
19 subregional workshops, which I'll describe later. And
20 then a second public hearing on this process with
21 finality coming at the end of the year.

22 So there's -- there's no need for me to go

23 through all these numbers. These are all in your packet.
24 But you've got population, you've got households. And
25 these are listed in thousands, I just pulled out three

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1 main -- three milestone years.

2 Interesting to see in these though, is you can
3 see how when I mentioned the -- the backbone of the
4 forecast being one method up until -- a technical
5 forecast up until 2015 or so when policies started to
6 take place, take action, private sector investment, you
7 can see how that trending does -- that influence does
8 change the trends. We have some uptake toward the latter
9 half of the forecast. And then employment in thousands
10 as well.

11 The idea here is that there's four key elements:
12 employment, population, households and housing units,
13 that are all both driving each other and stand alone at
14 that.

15 The employment derived through econometric, you
16 know, forecasting, and the shift-share that I mentioned
17 before, drives population, people come to fill the jobs.
18 They drive in. They move here, et cetera. Population
19 drives the households.

20 However, the availability of land is much -- can
21 be as much of an influence on housing units as the
22 households themselves. And then the population can go

23 back through the model to affect the employment.

24 So you can see it's a constantly

25 self-reallocating reality, in that your land use,

1 transportation network, along with your demographics or
2 population, are affecting your jobs, your employment,
3 which are driving your population and demographics.

4 So for this point, then, I'm going to pause and
5 let the Chair take responses, comments, and questions on
6 the forecast background.

7 HONORABLE JON EDNEY: In regard to the presentation,
8 we'll have the packets in the back for everybody to pick
9 up in just a few minutes. They're being printed up.

10 Okay. Can I got a show of hands how many people
11 would like to speak at this time? Don't everybody run up
12 at the same time.

13 Do I have anyone from Riverside that would like
14 to speak? I can't see that far. Okay.

15 So at this time, I guess we can move on to the
16 second presentation.

17 Mr. Bolen, I didn't know if you were ready to go
18 that quick, but now you are.

19 MR. BOLEN: Thank you, Mr. Chair.

20 Are the houselights lowering, or are we --

21 HONORABLE JON EDNEY: Okay. This is on the 2158
22 planning factor, so hopefully we'll have these in the

23 back momentarily.

24 MR. BOLEN: Okay. Thank you, Mr. Chair.

25 Again, I'm going to start with this diagram that

1 I ended with before. Keep in mind this is all one -- one
2 closed loop, or, I guess, open loop, in that migration
3 out and in are also a factor in this.

4 But, again, it's these four elements are driving
5 the forecast and then the land use. And I'm going to
6 talk about this land use component, and that's where the
7 2158 factors come in.

8 I'm going to start by talking about the
9 subregional workshops that I mentioned in the previous
10 presentation. That's how we're going to move forward
11 with doing a small area allocation.

12 The idea here is we want to work with all of our
13 local government partners to build a better forecast. We
14 want to reap the benefits from this on-the-ground
15 knowledge. And at the same time, then, during our
16 workshops, we can further address the 2158 factors beyond
17 what we've been able to do in our planning so far.

18 So the workshops, since SCAG is responsible for
19 the RTP, they're the convener also for the housing needs
20 and allocation. These workshops are here to exchange
21 information, and, as I said, build a better forecast.

22 14 small-area workshops with all of our regional

23 partners. If you haven't picked your date yet, if you're
24 here representing a subregion, please do. I think we're
25 into the first weekend of November now. Filled up the

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1 last week of October already.

2 I'm going to go back a little bit. In creating
3 the 2004 RTP, we started something new. We went out and
4 we had extensive public participation, both local
5 government stakeholders and the public at-large.

6 We used hands-on mapping exercises and open
7 houses to create input to the scenarios that ultimately
8 led to the 2004 RTP and forecast.

9 And which is seen here in this 2004 allocation
10 map. We then took that, broke it up by subregion, and
11 held another series of open houses or workshops, as you'd
12 call them.

13 But we met with members of the jurisdictions of
14 all the subregions that was interested in coming together
15 and went through detailed maps of the subregion looking
16 at the numbers actually how the growth in the RTP
17 forecast might be landing on the ground in terms of not
18 just numbers, but is it main street style development, is
19 it single-family development, is it office park?

20 And we got extensive comments from the
21 subregions, all the cities, pages and pages. Some of you
22 may recall the, you know, the very long memorandum that

23 went out several years ago detailing all the things that
24 we heard.

25 These have all gone into shape. This is all

1 input that is shaping this -- this 2007 integrated
2 forecast in detail. So that history of building that,
3 you know, we started, and we're doing it again, we have
4 what we call a virtual presence.

5 So this whole forecasting role is not, like I
6 said, it's not just a data base, it's not numbers in a
7 box, but it's on a map.

8 We have -- using current GIS data and models, we
9 have a good idea of what's on the ground and where, how
10 dense uses are, things that are unbuildable, protected,
11 et cetera.

12 And we used that to find room to add the new
13 growth to the existing growth based on the input we had
14 received. And this series of workshops is to go and
15 further refine, then, where this growth will go.

16 The starting point, 2004, we took the 2004 RTP
17 and we're updating it to 2035. That's going to be the
18 source of the subregion workshops we're about to have.

19 We're going to be reviewing this subregional
20 level data for 2035.

21 Each city that's going to come to one of these
22 meetings, which, hopefully, is every city, is

23 receiving -- will receive in the mail, a packet. Several
24 things in the packet, there's going to be, you know,
25 city-wide maps showing the -- showing the -- the

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1 integrated forecast on the ground, a memorandum, of
2 course, describing the purpose and what we're trying to
3 accomplish, descriptions of what the different types of
4 development are, so you can critique to see if that's
5 correct or not.

6 We'll also have all this information available
7 digitally, via either a CD or method to download, so you
8 can -- your GIS staffs will be able to bring up the maps
9 and you can do your own reviews.

10 We'll have, for everyone, we'll have population,
11 households, housing units, and employment at a TAZ level
12 and a city level, then, for everyone to review.

13 So a lot of very detailed information. It's
14 going to require a lot of attention. We really
15 appreciate everyone's interest and ability to really to
16 get into the details here.

17 Here's an example of a subregional map. You can
18 see how the kind of detail you see here is actual, you
19 know, it's a little fuzzy on the screen, but you can see
20 here one TAZ is highlighted there with the actual number
21 of households or a number of population, a number of jobs
22 within that TAZ.

23 So the numbers are there and there's also a
24 database if you just want to look at your -- your, you
25 know, summarized TAZs in general, things like that.

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1 I mentioned the development type sheet. You
2 just noticed the map was colored with different types of
3 uses. We've kind -- we've come up with a standardized
4 set of land-use descriptions that are applied to the map,
5 would be laborious to try to come up, you know, have one
6 big database that had 186 different zoning -- city zoning
7 categories plus counties.

8 So there's this kind of a rosetta stone effect
9 going into place here. But dwelling units, employees,
10 households, population are all tied to these colors. So
11 you can look at the map and say, "Am I really putting --
12 do I really have room for main street style development
13 here, or office park style development there?"

14 Here's an example -- a couple of examples, the
15 chips or these colors on the map are -- and we're going
16 to use these chips at the workshops to help remind refine
17 the integrated forecast, but they represent things like
18 towns and everything you would see in a town, everything
19 you could count in a town, from the number of trees to
20 the amount of run-off, to the people walking down the
21 street, activity centers. These are just a few examples.

22 So all the -- all of kind of usage you're used

23 to seeing around the region are incorporated in these
24 chips, these colors, somehow, city neighborhoods. That's
25 one more example.

1 And we also have the ability to take in specific
2 plan type. So for example, in -- in building the
3 integrated forecast, New Model Colony in Ontario had
4 detailed information about population, jobs, households
5 and units that we were able to just incorporate straight
6 on.

7 So also come prepared to the workshops with
8 information about specific plans that you've done that
9 have detailed information so we can make those a part of
10 the Integrated Forecast.

11 So I mentioned, you know, the boring role of
12 data, but you'll get plenty of spreadsheets with, I
13 mentioned, the TAZs, the city numbers, this is
14 population, the housing units, the households, the jobs,
15 all tied to TAZs.

16 And then the GIS data that will be downloadable
17 so your staff can view this on your own computer
18 monitors, make your own maps, do different types of
19 analysis that you may wish to perform.

20 So the workshop process itself, as I mentioned,
21 we're going to be using large maps for the subregions.
22 We're going to have the forecast on there of general plan

23 information, growth opportunity areas, TAZ boundaries,
24 and those development type chips, be able to use those to
25 trade and make modifications.

1 We're going to have, you know, the large -- the
2 distribution of land use, then, recorded on these maps,
3 and this will be the time to redistribute growth as
4 needed within the city, and possibly even within
5 subregions, some trading.

6 And then we'll record-keeping here a form to
7 track 2158 factor influences on the growth patterns.

8 So here's just an example of people working at a
9 workshop. We also have a computer operator who has GIS
10 tools that allows you to kind of play some what-if
11 scenarios, "Well, what if I change out these uses for
12 that? What it's going to do to my overall targets?
13 Or my overall numbers, I guess, not targets.

14 And also with Google Earth and other tools, so
15 we can go and look at the plan, look at what might be on
16 the ground if we're trying to find areas that are
17 suitable for infill, et cetera.

18 We also have the opportunity areas that we can
19 get input on if people have desire to talk about where
20 they're trying to grow, where they want things to happen.
21 This all, then, gets recorded in GIS. This -- remember I
22 said that this integrated forecast is kind of a live

23 being at this point. It's not just numbers in a box.

24 In this particular case, you know, here's

25 workshop input taking, okay, let's change this strip

1 commercial area to main street and that happens, and then
2 we can take a look at what those numbers -- what the
3 changes are to that city by making those changes.

4 So at the end of the day we can make sure
5 everyone's where they what to be on the overall capacity
6 and numbers within their city and within the subregion.

7 So the idea, then, is to fill in this kind of
8 regional quilt one piece at a time. And so we'll do one
9 subregion, the next subregion. And we'll be getting this
10 input and it will all stitch together and be a beautiful
11 illustrative integrated forecast that goes in and
12 supplies data to those modeling efforts we talked about
13 earlier.

14 So as I mentioned, the workshops are coming up
15 basically in two weeks, the first week October 30th
16 through November 2nd, and the second November, 6th
17 through 9th.

18 If you have not booked yourself a time, you can
19 see me at the end or Mark Butala will be happy to help
20 you and we'll get you in touch with either ourselves or
21 the folk in our offices that are doing the calendar.

22 So now I want to talk a little bit about how the

23 Assembly Bill 2158 Factors come into play in this
24 integrated forecast and part of the workshop process.
25 As you know by looking at them, for the most

1 part they're common sense. These are things that
2 planners consider, you know, "What are my limits to
3 growth? Where am I using policies to protect land that I
4 want to keep from growing? Where are places that I do
5 want growth to happen because it's going to maximize
6 efficiency of transportation?"

7 Most every factor that's in there has been
8 incorporated into the regional -- the integrated
9 forecast. There are a couple, there are a few where some
10 more local level input is probably going to be more
11 effective than we can get at the regional level, such as
12 loss of assisted housing units, for example.

13 So here's a long -- long laundry list. These
14 are things we're going to talk about. I don't -- I'm not
15 going to read these word-for-word, but jobs, housing
16 balance, sewer water infrastructure, availability of
17 land, county policies to protect agriculture, federal
18 agricultural and state protections, growth distributions
19 for the RTPs, market demand, county policies to preserve
20 prime land within unincorporated areas.

21 The loss of assisted units, I mentioned, housing
22 costs, needs of farm workers, and other considerations,

23 such as, know, floodplains, wetlands, steep slopes,

24 things you want to bring into play there.

25 So the primary methods for incorporating AB 2158

1 factors began at the start of really a -- when you think
2 back to my history, they began with those 2004 RTP
3 workshops. And then subregional review sessions.
4 The primary methods for that input from the
5 jurisdictions were numerical, and we reviewed the -- the
6 tabulations with the cities and those TAZs I showed you
7 on the maps. And then map base, showing us where growth
8 should be, should not be, what type of growth they
9 wanted, where. So this is primary methods of input.

10 The SCAG staff and consultants then, you know,
11 developed the mapped forecast using that input and
12 applied these -- I'll show you how we applied these
13 factors in the decision making process to develop this,
14 and then, of course, a final map review with the
15 jurisdictions that I mentioned before, which we're, in
16 essence, doing again now with the smaller area review
17 workshop.

18 So I'm going to go through these one by one.
19 First jobs/housing balance. This is both an internal and
20 external thing, city to city. One of the forecast's
21 major goals, you know, the forecasting team's goals, is
22 to work within the cities. This spreadsheet is just kind

23 of meaningless, I know you can't read it, but the idea
24 showing that we're using technical tools to try to
25 balance needs and -- and with capacities and jobs and

20

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1 employment and households.

2 The other part more internal, and this really
3 directly fits with the building of the Integrated
4 Forecast, is what we call the Urban Index, finding areas
5 that are -- are suitable for -- for either jobs or
6 housing where it makes a benefit.

7 The idea is kind of like a Pythagorean Theorem,
8 in that this combination of housing, jobs, and good
9 transportation infrastructure, together make areas that
10 have a better mode split, are better for air quality,
11 better for people's accessibility, without having to
12 always be single-auto or even parking and walking more.

13 And so we can find, if that's a three-legged
14 stool, any place where there's one piece missing, and
15 that's a way to work on correcting that balance at a
16 localized area to create more efficiency?

17 So here's a map of intersection density. This
18 is just a close-up somewhere here in the region,
19 household density per acre, employment density per acre.
20 These are three legs of the stool I mentioned.

21 Together, here's a regional map, the red spots
22 are the hot spots for the urban index. These are areas

23 where growth and infill can be more easily accommodated

24 in a way that's going to be transportation efficient.

25 So this is a -- this is a real driver, then, of

1 trying to build an RTP, a integrated forecast that's
2 going to have, you know, cleaner air, better mobility,
3 better economic benefit.

4 So if you look at it more close in, this shows
5 you, this guides -- this guides us as we're building
6 these -- the forecast maps, shows us where those areas
7 are that have that capacity. You can see that the --
8 major rail infrastructure pops out, the corridors, the
9 intersections pop out.

10 And you can also see areas that may have a lot
11 of good roadways, but are, say, job-heavy without
12 housing, show up with a little bit faint, not as orange
13 or yellow, that tells the designers, the urban designers,
14 okay, this is an area where maybe if there's infill
15 potential, I can help to balance this load a little bit
16 and create the advantage I'm looking for.

17 So the infrastructure, lack of sewer water, this
18 obviously is not something that SCAG has a master
19 database on. This was input through bringing people
20 together, reviewing the maps, bringing in the subregions,
21 the cities themselves, the counties, and giving us the
22 input on where growth could and could not go, and holding

23 the series of map reviews that I mentioned earlier.

24 Here's how we look at available land. So this

25 is, you know, starting with land use, bringing in

1 topography, floodplains, wetlands, steep slopes, these
2 would kind of fall into those other factors, some of
3 these things that aren't required by law, but are good
4 planning sense.

5 Delivering, then, vacant land that's not
6 constrained by the environment, putting that together
7 with the road pattern, taking out protected lands, like
8 open space, finding room for where's the employment,
9 where's the urban centers, where are all those
10 residential areas, then.

11 And these colors here are areas that have been
12 filled up by the -- the -- the forecast for growth and
13 altogether that comes out that's the spatial forecast
14 using the available land, some infill, some vacant land.

15 This particular map shows more vacant land than
16 infill because its location.

17 Federally protected open space --

18 HONORABLE JON EDNEY: Mr. Bolen, could you just hold
19 a second? All of you who are standing in back and being
20 uncomfortable, please come forward and sit. We have
21 plenty of seats up here. You don't need to be standing
22 the whole time. Come on. We need to move on. Don't

23 stand around. Oh, don't sit over here, these guys might
24 bite you. Okay, thank you. I'm sorry, Mr. Bolen.

25 MR. BOLEN: No, thank you, Mr. Chair, I appreciate

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1 that. Okay.

2 So the next factor, state and federally
3 protected open space. This was one of the easiest ones
4 to deal with of all, the wonders of GIS. With mapping,
5 we know where things are. We know where protections are.
6 It's easy to focus growth away from preserved areas.
7 This is the case here, national forests, et cetera.

8 County policies, preserving agricultural land
9 and habitat areas consist of that, too, data received
10 from the cities. Sometimes this is going to be updated
11 by our subregional workshops.

12 I would -- I would guess that in Coachella and
13 in Western Riverside County, we're going to get some more
14 information based on recent work that's been done on
15 habitat and other protected areas. They will help us
16 even further refine the growth forecast.

17 Household growth to maximum maximize public
18 transportation. I talked a little bit about this in the
19 urban index. The idea here is this is, you know, some --
20 this is -- I think you could think of the other factors,
21 most of them as limiting factors; they can limit what can
22 happen.

23 This is more the opposite. These are areas
24 where growth is very important to help us achieve the air
25 quality and mobility benefits of the regional

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1 transportation plan.

2 So these are areas where the RTP brought
3 together quality infrastructure and housing and jobs, to
4 create the benefits we're looking for. So these areas
5 should be considered.

6 Here's an example of looking at in the 2004 RTP,
7 we looked -- took a look at well, where's all the --
8 the -- rail and rapid bus? And then you can see how this
9 kind of, you know, you can see how the 2004 RTP was kind
10 of, then, you know, hung on that skeleton, so to speak,
11 and the results, then, where, you know, we could then
12 look at the amount of households with close, quick access
13 to these transit facilities by county and it goes into
14 the model.

15 So these are areas we want to continue, and in
16 building a forecast we continue those trends of keeping
17 that accessibility viable.

18 County unincorporated policies. In this case
19 we're looking at boundaries for Ventura County, for
20 example, these obvious -- again, the wonders of GIS, the
21 line on a map, you know how to respond to them. They --
22 they guide your growth location decisions.

23 So some other factors that are considered as
24 part of the forecast, but these are -- need more local
25 input and more local application really, the CEHD

25

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1 subcommittee after this meeting is meeting to discuss the
2 details of these specific factors.

3 But farm worker housing need, loss of assisted
4 housing units, cost and market demands and diversity, you
5 know, fair-share policies, all of this has been
6 incorporated -- farm worker -- we know these things
7 building our forecast we can anticipate the need, but
8 bringing some of this stuff down to local level is going
9 to require more local work.

10 So and not every case can SCAG be the person who
11 creates this, but simply be the liaison and facilitator.

12 So that's the end of my presentation. And I
13 guess, Mr. Chair, I'll now let you open it up for
14 questions.

15 HONORABLE JON EDNEY: Okay. Want to make sure that
16 everyone recalls that the public hearing is open. And
17 that -- I have one speaker slip here. Do I have a show
18 of additional hands that would like to speak during this
19 part of the public hearing? Okay.

20 Anyone from Riverside? Okay. Already. We'll
21 call Julie Moore from Los Angeles County Department of
22 Regional Planning. If we can get you to state your name

23 for the record and address.

24 JULIE MOORE: Certainly. I hope I signed -- signed

25 up to speak on the correct item to comment on the -- the

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1 RHNA.

2 HONORABLE JON EDNEY: Yes.

3 JULIE MOORE: Okay. The comments that I have to make
4 today -- my name is Julie Moore, I am a supervising
5 regional planner with the Los Angeles County Department
6 of Regional Planning. I am the head of the housing
7 section.

8 We are responsible for preparing the next
9 housing element for L.A. County, and also implementing
10 our current housing element programs.

11 HONORABLE JON EDNEY: Miss Moore, just for the
12 record, could you give an address?

13 JULIE MOORE: Yes. 320 West Temple Street, room
14 1354, Los Angeles, California, 90012.

15 HONORABLE JON EDNEY: Thank you.

16 JULIE MOORE: The comment that L.A. County would like
17 to make regarding the RHNA, is that according to a report
18 published by SCAG, it's entitled, "SCAG Housing Element
19 Compliance and Building Permit Issuance in the SCAG
20 region."

21 This is dated April of 2006.

22 The County of L.A. has only achieved 44 percent

23 of its RHNA allocation during that seven-and-a-half year
24 planning period. And this is despite numerous efforts by
25 L.A. County to boost the production of housing,

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1 particularly affordable and multi-family housing.

2 To us, this points to the fact that the overall
3 RHNA construction target from the prior planning period
4 was much too high. It was fundamentally inaccurate.

5 In the county this around for this fourth
6 revision of the housing element and the RHNA associated
7 with that, we're looking for a fair RHNA allocation that
8 gels better with reality.

9 Because a certain provision in housing element
10 law, L.A. County is going to be hit with a, basically a
11 penalty. We have a carry-over of a number of units.
12 It's in the tens of thousands, we're still in the process
13 of calculating it, that we are going to have to plan for
14 in addition to whatever allocation we receive through
15 this current RHNA process.

16 That creates, really, a very difficult planning
17 challenge for us. We are eager to work cooperatively and
18 collaboratively with SCAG during this -- this next RHNA
19 cycle to get a fair allocation.

20 I'd like to submit my written comments. Let me
21 get a clean copy for you. We submitted a memo to the
22 Executive Director of SCAG, Mark Pisano, from our

23 planning director. It's dated August 8th, 2005. I'll

24 give you a copy that.

25 Who should I give that copy to? Okay. I'll get

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1 it. And thank you very much.

2 HONORABLE JON EDNEY: Okay. Thank you, Miss Moore,
3 for your comments. Do I have anyone else who would like
4 to speak at this time?

5 MR. IKHRATA: Mr. Chairman, I just want to clarify a
6 couple things that Glen went through.

7 The Integrated Growth Forecast, how we
8 incorporated 2158 factors into the forecast. Want the
9 group to know that the real discussion of how that's done
10 is going to happen in the workshops, which, there's 14 of
11 them.

12 Each subregion will have one with specific maps
13 for the subregion, with specific data for the subregion.
14 So first of all, I'd like to make sure that you all come
15 to these workshops because they're critical.

16 Number two, in this pile-up approach, 2158
17 factors is going to come into the discussion many, many
18 times, more than one time. This, today's the beginning
19 of telling you that the 2158 factors, most of them were
20 considered. Those that were not fully considered will be
21 discussed by the subcommittee today and subcommittee will
22 make policy recommendation to fill the gap.

23 But we will contend that the growth forecast
24 that we have right now for the region that has more or
25 less the buy-in of the technical committee, takes into

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1 account a lot of 2158 factors. And those that are not
2 fully considered, will be considered by the subcommittee
3 today.

4 I know Glen went through the presentation real
5 fast, and we're probably going to repeat it a few times
6 today, but it's important to understand that the 2158
7 factors and the growth forecast you see in front of you,
8 was started with your local input, started with the
9 cities' input.

10 We asked all of our cities to give us their
11 general plan data. We got responses from most cities.
12 We compile that. And that's our starting point. And so
13 your consideration that you have in your general plan
14 made its way into this forecast process.

15 I just want to make sure and remind you that and
16 remind you of the critical nature of the workshops that
17 we're going to have in October and November.

18 Thank you, Mr. Chair.

19 HONORABLE JON EDNEY: Okay. Thank you, Mr. Ikhata.

20 Would anyone else like to speak during this
21 portion of the public comment section? Okay. We're
22 going to move on to the next presentation.

23 And as I said earlier when we began, we will
24 certainly recycle through the presentations for members
25 of the public who have shown up after the first

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1 presentation.

2 Just before we do that, I want to tell the
3 public that staff and the consultants have referenced a
4 number of subcommittee meetings. Those are posted on the
5 agenda. I want to, just for the record, give you the
6 fact that the subcommittee's first meeting was held on
7 September 21st.

8 And as has been noted on record today, the
9 second meeting will be held today at 12:30 at the
10 conclusion of this public hearing.

11 The third meeting will be held on October 12th,
12 and that will be held at the Riverside office of the
13 Southern California Association of Governments. And will
14 be held from 10:00 to 1:00 p.m.

15 And the fourth and final scheduled meeting, will
16 be held on Thursday, October 19th, from 1:00 to 3:00,
17 here in the SCAG offices in Los Angeles.

18 And that will be posted in case anyone would
19 like to come. Okay.

20 That being said, next up we have staff from
21 SCAG, Mr. Joe Carreras, is going to give us a
22 presentation on some detailed information on the RHNA

23 process.

24 MR. CARRERAS: Thank you, Mr. Chair.

25 Good morning, everyone. I want to emphasize

1 that the quality of the forecast is as good as the
2 quality of the input. And one of the things that we are
3 very committed to do, is to get as much input as we can
4 and provide as many opportunities as we can for input.

5 I think, to step back for a moment, to just
6 review the goals of our Regional Housing Needs
7 Assessment, might be helpful as well.

8 First of all, we want to comply with the law.
9 We want to be accurate. We want to see collective
10 consensus and a uniform basis for the needs assessment.
11 We want to be fair in terms of the process, the -- and
12 the allocation.

13 And we want to be transparent so that everyone
14 understands clearly how it is we're proceeding, how it is
15 we're moving towards this regional vision, this Housing
16 Needs Assessment, this growth forecast.

17 And we want to, of course, link our
18 transportation and housing planning together.

19 We need guidance in terms of the distribution,
20 and this is where we apply the AB 2158 Factors. They are
21 not intended to reduce the regional total. They are
22 intended to provide for a fair and equitable

23 distribution.

24 These factors are the basis for allocations

25 between localities and later on in the process, they'll

1 be the basis for appeals and/or revisions to any numbers
2 that are proposed in terms of need assignments.

3 Alternative distributions may be provoked, may
4 be proposed. Cities can work together and shift and
5 share their needs in terms of the common problems they
6 face in terms of providing housing, growing jobs,
7 protecting the environment and sensitive habitat.

8 Incentives to accept more than the minimum are
9 on our shoulders at SCAG in terms of what we can do to
10 help promote a -- a better urban form in terms of
11 incentives that we might be able to identify and that's
12 available for community.

13 There's also diversity guidance. And this has
14 to do more with locally developing a fair-share plan
15 where you are addressing in your community the housing
16 needs of every income group, particularly low and very
17 low-income households.

18 The Community Economic Human Development Policy
19 Committee is meeting today. It met last week. It will
20 meet over the next few weeks to deliberate over policies
21 that will used in the next needs assessment to assure
22 that this housing statute goal of providing a fair share

23 of housing for all income groups is realized.

24 Written comments are going to be accepted up to

25 the adoption of our Regional Housing Needs Methodology.

1 They can relate to the factors. They can relate to any
2 of the policies, including this -- this fair-share
3 policy.

4 We want to be careful to state that factors not
5 to consider in allocating shares of regional housing
6 needs, are certain growth controls that are specified in
7 the statute that limit the number of buildable lots or
8 how much development can occur over a specific period of
9 time.

10 And current zoning can be used as a basis of
11 determining your fair share of need in any one community
12 or unincorporated area.

13 We have many opportunities for input. They can
14 be written. They can be verbal. It can be at our public
15 hearings. The next public hearing on the Fair Share and
16 Policy related issues, particularly, and a hearing that
17 will summarize the results of the subregional workshops
18 that have been described to you, will occur in November.
19 We'll be noticing that hearing soon.

20 The opportunities for feedback also are
21 available at our policy and subcommittee meetings.
22 Should you be interested in attending these sessions,

23 they're all posted. And we're advertising them widely,
24 because we want to get as much feedback and input from
25 communities and from regional stakeholders and just

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1 interested people as we can.

2 If you're interested in requesting a briefing by
3 staff, we are available to help you. We have a special
4 Web link that provides you with a history of the
5 information as it's being developed and correspondence we
6 receive and so on.

7 We post that to the Web site so that everybody
8 can be aware of this process is progressing. And then
9 you can also call Ma'Ayn Johnson if you have any specific
10 questions. And we will get back to you on -- as soon as
11 we can.

12 And I just want to thank you for your attention
13 here and encourage you again to please call us, please
14 write us, please talk to us about any questions you might
15 have on this regional housing, this planning process.

16 HONORABLE JON EDNEY: Thank you, Mr. Carreras.

17 Just a note, because of the way this is working,
18 the subcommittee that is meeting that we've referenced
19 numerous times is going to provide, try to gather
20 consensus on the methodology. And that will be presented
21 to the CEHD committee, SCAG's main policy committee
22 regarding housing.

23 And that will take place, I think, at the
24 November regional council meeting. And, thus, that will
25 be the actual -- it will be the CEHD policy committee

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1 that actually adopts the methodology.

2 So I don't want you to think that the

3 subcommittee will have the final say. It will be the

4 CEHD and ultimately the regional council for the Southern

5 California Association of Governments.

6 Mr. Ikhata?

7 MR. IKHRATA: Yes. For those who just joined us, I

8 can't emphasize enough to remind you that when you come

9 to the workshops in October, keep in mind that we started

10 this process with the input of the cities. We started

11 this process with the local plans that our consultant

12 teams and our staff quoted.

13 So every workshop and every subregion is going

14 to have the map that we started with right there. So we

15 ended up with a growth forecast that we think we're very

16 proud of from the standpoint that it reflects local

17 general plan policies. It add the regional housing

18 policies to it. And it -- it took all the 2158 factors

19 and says how will these factors affect the forecast?

20 There were a few factors that were not fully

21 considered that the subcommittee is going to take on

22 through their meetings.

23 It's important to remind ourselves that if there
24 is issues, they're going to have to go back to the input,
25 and make their way out to the regional level.

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1 And we're, again, very proud that this forecast
2 started at the city level, because they know best their
3 general plans, and made their way up there. Many
4 opportunities to make comments, suggestions. As I said
5 earlier the 14 workshop are so critical. I think you
6 should -- I keep reminding you, because I want to see
7 your staffs there, working with us so we finalize this
8 process.

9 This afternoon the subcommittee will start
10 filling the gaps of those that are not fully considered.
11 Thank you, Mr. Chair.

12 HONORABLE JON EDNEY: Okay. Thank you. Just a
13 reminder, the public hearing remains open. And we
14 certainly ask for anyone to come forward at this time who
15 would like to speak on any of the presentations that
16 we've had, or any general comments on the RHNA process.

17 PUBLIC SPEAKER: Hi, Liz Barel, city of Santa Monica,
18 West Side cities. And I just had a question.

19 We got an e-mail a while ago about subregional
20 delegation and having a deadline for deciding on that
21 which was already passed before we even knew what it was.

22 We're wondering, how does this work? Can you

- 23 explain more about the process of what it means, whether
- 24 there are any advantages? We can't -- we just can't
- 25 figure out whether there are advantages to doing this.

1 So any help you could give us about what that

2 process really is would be appreciated.

3 KEVIN VIERA: Riverside.

4 HONORABLE JON EDNEY: Just one second.

5 KEVIN VIERA: We have a question out here. Joe

6 mentioned --

7 HONORABLE JON EDNEY: Sir, identified --

8 KEVIN VIERA: -- forecast numbers and for the RHNA

9 and housing units, that we have to meet the regional

10 totals. Are your totals only determined with HCD or is

11 that still a negotiated point between SCAG and HCD?

12 HONORABLE JON EDNEY: Okay. I'm going to have that

13 question answered. But, sir, I didn't hear. Could we

14 get your name for the record, and address?

15 KEVIN VIERA: I'm sorry, Kevin Viera, with Western

16 Riverside Council of Governments.

17 HONORABLE JON EDNEY: Okay.

18 KEVIN VIERA: 3880 Lemon Street, Riverside,

19 California.

20 HONORABLE JON EDNEY: Okay. We're going to answer

21 that question, then I'm going to go back to the previous

22 question, because we didn't get a chance to answer that.

23 Mr. Ikhata?

24 MR. CARRERAS: The e-mail you got a while back

25 regarding delegation was to give us your intent -- the

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1 deadline did not pass, first of all. You're still -- any
2 subregion who wishes to accept delegation can still let
3 us know. We ask you for initial intention.

4 And so there is still the deadline here. Of
5 course we encourage delegation. We would like for our
6 subregions to accept delegation. We are actually going
7 to go to our Board next week to talk about funding for
8 delegation, because it's going to cost some money.

9 I can tell you that we probably won't have a lot
10 of money, but we will have some money available for
11 delegation.

12 Of course delegation is a good thing if a
13 subregion can do it and work with us, because it's always
14 our -- intention is to reflect -- our intention is to
15 reflect the local perspectives into regional planning.

16 So the deadline did not pass. So any subregions
17 that wishes to -- to accept delegation, please do talk to
18 us. We are drafting a draft agreement that our legal
19 counsel is drafting. We are going to distribute that
20 very shortly.

21 Share it with the subregional coordinators
22 today, I believe, that draft. So you need to look at

23 that. And it outlines the process that we're going to go
24 through.

25 So we encourage it. The deadline did not pass

1 yet. There will be discussion about funding, and the
2 draft agreement will be ready today.

3 HONORABLE JON EDNEY: Okay. Mr. Ikhata, that
4 answered the first question from the lady. And now we'll
5 answer the second question from Riverside's office.

6 MS. HARRIS: Thank you, Mr. Chairman.

7 To repeat, if I understand the question from
8 Riverside, the question is the status of the housing need
9 totals from the state, and the requirement to balance to
10 the totals at the subregion level.

11 The State Housing Community Development
12 Department is the one ultimately responsible for giving
13 the total regional housing need number to Southern
14 California, the six-county Southern California area.

15 We have been in consultation with them over the
16 past few months, and we have apprised them of the status
17 of our forecast. And we have apprised them of our
18 projection of what the housing need number should be
19 using the requirements and methodologies at the macro
20 level.

21 We provided this information to them at the
22 federal -- I mean federal -- at the regional and the

23 county level, and asked them for input and to confirm
24 that these, in fact, should be the need numbers that we
25 would work towards.

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1 Those conversations are ongoing. The technical
2 staff is discussing the components in them. It is -- the
3 state is only required and only will give us the regional
4 total.

5 Because our forecast is finished with to the
6 point where we have regional and county numbers, we
7 provided proposed need numbers at the regional and county
8 level to them. It's easier with a region this big to
9 talk, we think, to talk about it in the county
10 interrelationships.

11 Once we get the sign-off for the number from the
12 state, if there are any adjustments to be made, then we
13 will do them publicly with our Technical Advisory
14 Committee.

15 Once we have the -- that confirmation -- these
16 are parallel courses -- once we have that confirmation,
17 we will then make sure that we are disaggregating and
18 working with our local cities in each county that we are
19 disaggregating and working towards total numbers.

20 So the short answer is yes, we have to balance
21 back to the total at all times. The long answer -- and
22 other short answer is we don't have all the totals yet

23 that we have to balance back to. But the process has
24 started, consultation has started. And we are
25 anticipating hearing from HCD very shortly.

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1 HONORABLE JON EDNEY: Okay. Thank you, Miss Harris.

2 Do we have any additional public comment at this
3 time? Sir? Please state your name and address for the
4 record.

5 HEATHER ALLEN: Thank you, Mr. Chairman.

6 Heather Allen, city of Fullerton.

7 HONORABLE JON EDNEY: One second, ma'am.

8 HEATHER ALLEN: Certainly.

9 HONORABLE JON EDNEY: It would be appreciated, even
10 if after the fact, if you would fill out -- take the time
11 to fill out the comment card, it will help us keep an
12 accurate record of who spoke during the public hearing.
13 Okay? Go ahead, ma'am.

14 HEATHER ALLEN: Thank you. And Heather Allen, city
15 of Fullerton. 303 West Commonwealth, Fullerton,
16 California, 92832.

17 Just ask for a clarification. In the Government
18 Code section regarding the 2158 factors and in staff
19 slide presentation, listed the factors, one of which was
20 other factors adopted by the Council of Governments.

21 And I wondered what those specifically were so
22 that we can prepare for the workshops, if there are

23 anything specific that have been adopted?

24 HONORABLE JON EDNEY: Do you want to answer that?

25 UNIDENTIFIED SPEAKER: Mr. Chairman could we have the

1 question repeated, please, that this lady just gave? I

2 didn't catch it.

3 JOANN AFRICA: Question was -- can you hear me? The

4 question was with respect to the very last factor in the

5 2158 factors, which is basically other factors that are

6 adopted by the COG that would be in the -- considered in

7 the methodology.

8 I don't believe we have any adopted other

9 factors for allocation, unless Lynn wants to --

10 MS. HARRIS: We have not adopted any factors in

11 addition to what is in the -- the other category. There

12 are discussions, we're talking about the subcommittee

13 meeting. These are the kind of discussions that are

14 ongoing.

15 And I need to make a clarification, which my

16 director just pointed out to me, what we sent to HCD in

17 the documentation, I misspoke, we didn't send them

18 county-need numbers, we sent them proposed regional

19 totals.

20 And we sent them the breakdown in the four

21 variables that we talked about. And so that there's an

22 interrelationship between the housing need number, the

23 employment, the household formation, and the projected

24 population. And I thank you for that clarification.

25 HONORABLE JON EDNEY: Okay, sir, did you want to get

1 up and speak?

2 CHRIS WILLIAMSON: Thank you. My name is Chris
3 Williamson, city of Oxnard, 300 West Third Street,
4 Oxnard.

5 In Attachment 3, and I hope I'm not jumping out
6 of order here, in Attachment 3, which is the background
7 information on page 10 of this handout, and I -- when it
8 talks about employment forecasts, Number 4.

9 And my question is sort of an esoteric question,
10 in other words, most of what we're doing here is
11 allocating some very big numbers and we're trying to
12 define a process and all that. And that's understood.

13 What I'm questioning or just want to ask how
14 this was done, behind the big number, there are some
15 assumptions in the methodology used to prepare the
16 forecast.

17 And I think the single biggest assumption is
18 probably in the employment assumption that California
19 must maintain a certain share of the national economy.

20 I'm not -- whatever it is, 13 percent or some
21 number into the future. That generates the need for
22 jobs, the job generates need for people. If the jobs

- 23 can't be filled by natural increase, we allow migration.
- 24 And then we have to build houses to fill the jobs to
- 25 maintain the share of the national economy.

1 I think that's in-short, correct me if I'm
2 wrong. And my question is why does California have to
3 maintain that share of the national economy? Can't the
4 rest of the country grow faster than us and we still have
5 a healthy economy?

6 What's the rationale for maintaining that share,
7 which is really a driving assumption behind the big
8 number? So that's my question. It's kind of a
9 philosophical question.

10 HONORABLE JON EDNEY: See if we can answer that.

11 CHRIS WILLIAMSON: Okay.

12 HONORABLE JON EDNEY: Dr. Wen?

13 DR. WEN: Good morning, my name is Frank Wen. I'm
14 the program manager for Regional Growth Forecasting.

15 To answer the question no, we don't maintain the
16 share of the California -- of the U.S economy. Similarly
17 this region, we didn't maintain -- assume the share,
18 which is constant.

19 Just give you an example, the regional share of
20 the national jobs is around 5.5, 5.4 percent. And in our
21 growth forecast, we look at each industry center, their
22 historical performance related to the national industry,

23 in the corresponding industries.

24 And then we see how the region and the state,

25 over time their share change versus the U.S. So pretty

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1 much use economic model to see, you know, how this shift
2 and share in each industry play out historically and
3 currently, and then move that projection into the future.

4 So just give you a -- what we did for this
5 region. Over the next 30 years, the regional share will
6 increase as the national job by about three-tenths a
7 percentage point from today's level.

8 So we didn't maintain a fixed share. It's
9 really derived by the historical performance and then
10 carried out into the future.

11 I hope that answers your question.

12 HONORABLE JON EDNEY: Okay. Mr. Pisano, did you want
13 to --

14 MR. PISANO: Thank you, Mr. Chairman. Mark Pisano,
15 Executive Director.

16 Frank just explained the methodology that we
17 went through. And I think you asked the relevant
18 question, and that is what is the employment really is
19 the driver behind the -- our forecast?

20 In work that I and my colleagues across the
21 country have been in the -- in the large metropolitan
22 areas have been engaged in, we worked with the University

23 of Pennsylvania Regional Planning School and the Lincoln
24 Land Institute to look at what's happening in the country
25 over the next long-term 40 to 50 years.

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1 And what we're finding by looking at the kinds
2 of observation that Frank just mentioned, that there are
3 about eight or nine regions that are growing much faster
4 than the rest of the United States.

5 And they're regions that have international
6 ports and international airports. And they're -- the --
7 they're really the linchpin of the global economy. If
8 the global economy international trade continues to grow
9 and develop, then our region will grow disproportionately
10 faster than rest of the region, notwithstanding all the
11 issues that we're confronting.

12 And I believe it's one of the real dilemmas that
13 we're having to deal with. Our chairman is chairman of a
14 taskforce called the -- the Southwest Alliance, which is
15 looking at that large region and attempting to deal with
16 the overall structure.

17 And I only mention that, because I think it's
18 the kind of influencing force that we need to look at in
19 terms of how do we maintain our cities and the vision of
20 our cities and the quality of life in our cities? How do
21 we maintain that in light of these economic forces that
22 we don't control necessarily?

23 HONORABLE JON EDNEY: Thank you, Mr. Pisano.

24 Do we have anyone else who would like to make a

25 public comment at this time? Anybody in Riverside? Sir?

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1 PUBLIC SPEAKER: Yes, thank you. I'm Andy Malakates
2 with L.A. County.

3 And what I -- I think -- I have a comment and
4 observation that the methodology that we discussed is
5 fine and I think it works as well as anything, down to
6 the regional level, perhaps.

7 The challenge is to break down that regional
8 total into our communities. And I think that's where
9 the -- the method is weak. As an example, you know, you
10 have a growing community -- we have up in the Antelope
11 Valley, Palmdale, Lancaster.

12 They really don't -- it's sort of a -- they
13 don't have any -- much history of employment, and not
14 much trends to derive from. So all of a sudden Wal-Mart
15 opens and increases the employment base by 2, 300
16 percent. So -- and the challenge there, I repeat, is how
17 do you break down the regional totals down to community
18 and city level sometimes?

19 HONORABLE JON EDNEY: Okay. Good question. Dr. Wen,
20 do you want to see if you can follow up with a
21 question -- or answer for that?

22 DR. WEN: Good morning. Andy's question is right on

23 the target in terms of the small area growth forecast.

24 It is true the, you know, the theory, the model

25 established at the regional and the county level all the

1 way down to the smaller geographical level, cities,
2 subregions, and the particularly the Transportation
3 Analysis Zones, we do rely on some administrative data
4 published by the various government agencies and also
5 some from private vendors.

6 For example, we purchased the Small Area
7 Employment Data from the State Employment Development
8 Department so-called year's 202 database, give us down to
9 the small geographical level employment by type.

10 And in addition to that, in the census, they
11 also published for the transportation planning purpose
12 so-called the CTPP data, the Census Transportation
13 Planning Package. That information provide us, you know,
14 into the basis for small area allocation and
15 distribution.

16 And they also purchase additional data from the
17 Dun & Bradstreet info U.S.A., you know, provide their
18 perspective in terms of the Small Area Employment
19 Allocation and Distribution.

20 And having said that, I think the key of the
21 SCAG growth forecast down to the small job of
22 geographical level, is to work closely, collaboratively

23 with all our local jurisdictions.

24 Because, to be honest, we do have a limited of

25 knowledge about the local distribution allocation and the

1 local situation conditions.

2 That's why we started this growth forecast from
3 the local. We sent our adopted growth forecast to the
4 subregions, to the cities, to check whether those numbers
5 are valid. And then the forthcoming workshops with
6 subregions and locals, we'll again send our revised
7 growth forecast and then, you know, seeking input.

8 So hopefully through this process, you know,
9 rely on some part of the data we got from various
10 agencies and then working with our local jurisdictions,
11 we can come up with a growth forecast, you know, it's a
12 consensus. And then we'll provide the guide for the
13 future planning.

14 HONORABLE JON EDNEY: Okay. Mr. Bolen, did you want
15 to add something to that?

16 MR. BOLEN: I would, thank you, Mr. Chair.

17 This is a much less technical answer. The --
18 the whole process here is really, as I describe it, is
19 really depending on the 2004 work that we all did
20 together. I was up in Lancaster, Palmdale doing the
21 workshops. This is where the hands-on workshops come,
22 really come into play.

23 We had many planning staff members. We had
24 business owners in the area. We had residents all
25 coming, helping to determine what they saw the future

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1 going -- holding.

2 And that is, in many ways, as important as any,
3 you know, outside numerical data source we could get on
4 the ground. What's the landscape going to look like?

5 And that's why the second round of workshops is
6 so important. We've done two, you know, one hands-on
7 workshop, one review back in the 2004 RTP, this is simply
8 updating, it's not a reallocation. It's updating the '04
9 to 2035.

10 And now we want to have a third hands-on
11 workshop to really make the best forecast we can there.

12 Thank you, Mr. Chair.

13 HONORABLE JON EDNEY: Mr. Pisano?

14 MR. PISANO: The dilemma that Andy talked about is
15 really a dilemma that all of our members are confronted
16 with, and that is they don't control economic
17 development. The business and investment community in
18 this region are the predominant influencers of that
19 activity.

20 What we have done and what the regional council
21 has directed in our comprehensive plan, there shall be an
22 economic strategy, we have developed one with the

23 business community.

24 The technical experts that we participated in

25 that strategy, participated, are part of the technical

1 community that is advising us on the -- the variables of
2 population, employment, housing, and housing units.

3 On the employment side, and I'll cite a few
4 names, John Husing from the Inland Empire and Jack
5 Kaiser, and then there's a person from the Orange County
6 Business Council. Let me not name them all.

7 Those individuals participate with us in
8 reviewing the population, employment, and housing
9 numbers.

10 Their perspective is to bring the current --
11 their current understanding as to how the economic base
12 is changing within the region, and that economic base
13 will determine the new jobs that are driving the regions.

14 And then there's locally-generated jobs that are
15 derivative of that economic base. That thinking is in
16 your growth forecast. That strategy is in the
17 comprehensive plan.

18 We're probably the most advanced region in the
19 country in developing that partnership between the larger
20 economic strategy and what's happening in our growth
21 distribution.

22 Now, what we can bring through this process is

23 that information to the cities. And my earlier statement
24 that these economic forces are pushing on the region, we
25 don't control the Interstate Commerce Clause in the

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1 United States, in fact, we are prohibited from it.

2 What we can do is bring our best assessment and
3 judgment to the table so that we can commonly -- we can
4 mutually deal with it. And therein lies, I think, the
5 real dilemma that the individual from Oxnard raised, and
6 that is we've got local concerns.

7 Now, how do we deal with all these employment
8 concerns, et cetera? And what we're trying to do is just
9 bring the best information, a partnership with the
10 business community to the table, so you can do that.

11 HONORABLE EDNEY: Thank you. Okay. Do we have
12 anyone else that would like to speak? Yes, sir?

13 PUBLIC SPEAKER: Yes. Hi, my name is Jose Mendivil,
14 and I'm with the city of Culver City, 9770 Culver
15 Boulevard, California. I have a question.

16 Once the numbers are out, at what point are the
17 affordability -- at what point is the affordability
18 component going to be determined?

19 MS. HARRIS: If you mean by "affordability
20 component," you mean the breakdown of the Housing Need
21 Assessment number into the low, very low, moderate, and
22 high categories, we expect to have the work of the

23 subcommittee, the workshops, and the first review by the
24 CEHD committee, we expect to have that all completed by
25 mid to late November.

1 So you should watch our Web site and
2 communications from our office as to when the Draft
3 Allocation Plan will be first made public.

4 Our schedule calls for us to present it to our
5 committee in a public forum on Thursday, December 7th,
6 2006.

7 MR. CARRERAS: I'd just like to maybe add to that,
8 only in that if you look at your current Census profile
9 of how your community's makeup is in terms of lower
10 income, very low income, moderate income, and maybe
11 higher-income households, that is really the starting
12 point for determining what your affordable housing goals
13 might be.

14 As you update your local housing element, you're
15 required to plan for all economic groups in your
16 community. The task of the CEHD policy committee is
17 provide for a uniform regional policy for a fair share
18 adjustment, which moves, collectively, the reasons toward
19 a more equitable distribution of housing goals across
20 those income groups, basically set at about -- based on
21 equivalency, what the profile is for the county as a
22 whole.

23 But you, if in looking at your own profile, will
24 find yourself looking at, essentially, your starting
25 point for your affordable housing goals.

1 HONORABLE EDNEY: Thank you, Mr. Carreras.

2 Additional comments from the public at this
3 time?

4 JACKI BACHARACH: Hello, I'm Jacki Bacharach from the
5 South Bays City Council of Government, 5033 Rock Valley
6 Road, Rancho Palos Verdes.

7 If the numbers that the cities are going to be
8 having to deal with don't publicly come out till December
9 7th, I'm looking at page 24 on the workshop format, we're
10 going to be asking people to come to these meetings and
11 work on maps to redistribute growth, I really don't
12 understand how that advances the process at all.

13 And the comments that I've gotten from my
14 planning directors are until the numbers come out,
15 they're really not going to know even how to respond to
16 anything.

17 So I don't know what these workshops are for.

18 And also I would point out that it looks like the appeal
19 period is for cities effectively only January, because by
20 the time they get the numbers, it's mid December. And
21 they don't have very much time to react for the rest of
22 the month of December.

23 MS. HARRIS: Mr. Chairman -- thank you for that

24 clarification, Miss Bacharach.

25 As Glen described, in the workshop process,

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1 preliminary numbers at a local level by sub-areas of your
2 cities, known as Transportation Analysis Zones, TAZs,
3 those will be available in your workshops, and they will
4 be available in the preliminary material, in the workshop
5 material that's sent to you.

6 So the working number will be available 30
7 days -- three weeks or so before your workshop itself. I
8 thought the question was more related to the public
9 review process of the number which is developed from
10 those workshops.

11 So yes, we do understand and we are giving all
12 of our cities a starting number to work with in the
13 workshops.

14 And since we're making and keep referring to the
15 workshops and how important they are in our process, both
16 for building the forecast and developing the Regional
17 Housing Needs Assessment Allocation Plan, I'd like to
18 take a moment at the Chair's request here to state the
19 date and the time for those that have been confirmed.

20 And we have 15 that we need to confirm and 11 of
21 them are confirmed. There are four that we can't
22 announce yet because we don't have them yet.

23 So if I may, for those cities in the San Gabriel
24 Valley subregion, the workshop will be October 30th, 1:00
25 to 5:30 p.m. And the location is still being firmed up.

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1 This list will be posted on our Web site under
2 the RHNA link, and be updated as it's updated as soon as
3 we get the information.

4 For cities in the Coachella Valley Association
5 of Governments area, the workshop is October 31st, 9:30
6 to 1:30. It is in the COG offices, it's 73710 Fred
7 Waring Drive in Palm Desert.

8 The city of Los Angeles, the workshop is
9 November 1st, 8:00 to 12:30 p.m., location not yet firmed
10 up.

11 For cities in the Imperial Valley, the workshop
12 is November 1st, one o'clock to 5:30 p.m., and it will be
13 in the -- the supervisor -- where the Board of
14 Supervisors meets, that complex. We don't have the room
15 confirmed just yet.

16 For the West Side cities, the workshop will be
17 November 3rd from 8:00 to 12:30, location to be
18 determined.

19 For the Gate Way cities, the workshop will be
20 November 6th, from 1:00 to 5:30 p.m. And I thought --
21 this is not determined, matter of fact, we're going to be
22 visiting a room for size.

23 Orange County, all of the Orange County cities,
24 the workshop is November 7th, from 8:00 to 5:30, and
25 not-yet-determined location.

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For San Bernardino or the Sand Bag cities,
November 7th, 1:00 to 5:30. For the South Bay cities,
November 9th, 8:00 to 12:30, and that one's in the Carson
Community Center, 701 East Carson Street in Carson.

For the cities in Ventura County, the workshop
is November 9th, 1:00 to 5:30, it's in the Camarillo City
Hall, 601 Carmen Drive, Camarillo.

And for the Arroyo/Verdugo cities, the workshop
is November 13th, from 8:00 to 12:30 p.m.

If I didn't mention the area that your city is
in, it's because we haven't confirmed a date or a
location or a time.

HONORABLE JON EDNEY: Thank you, Miss Harris.

Any additional public comment at this time,
either here or in Riverside? Okay. What we're going to
do, as I suggested earlier, we're going to take a
10-minute break at this time.

And what we will do is we'll thank all those
people that had the opportunity to speak this morning and
who stayed.

For those of you who have to leave, we
appreciate your comments and your interest in the RHNA

23 process.

24 For those who came in a little bit late, what

25 we'll do is take a 10-break, we'll reopen the public

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1 hearing and we'll redo the presentations, so that if you
2 didn't have an opportunity to see them or you came in in
3 between, we'll go through those and then give an
4 additional amount of time for public comment.

5 Also during the break, if you did not get a
6 complete packet, they are in the back, and it does go --
7 have the items that will be done on the PowerPoint.

8 So we'll take a 10-minute break and be back at
9 10:55. Thank you.

10 (Recess)

11 HONORABLE JON EDNEY: If we can get everybody to move
12 back to their seats, we're going to reopen the public
13 hearing at this time. Hello? Can we get everybody to
14 move back toward their seats? We're going to reopen the
15 public hearing in just a moment, please. See everybody
16 moving? Lost control of the meeting.

17 Take your seat. We're going to start the public
18 hearing in one minute. Let me get some staff here.

19 Okay. Thank you everyone. We're going to get
20 started, reopen the public hearing. It is just a minute
21 before 10:00 a.m.

22 If we have people in the alternative room over

23 here at SCAG at L.A., at the Riverside room, please come
24 over, we have plenty of room down front for people. It
25 might be a little bit easier.

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1 What we're going to do is I have an public
2 comment card; I'm going to allow that person to speak in
3 case they need to leave. We will then move forward.
4 We will start with the presentations, the three
5 presentations. We'll do each presentation and then allow
6 a public comment period, and move forward. So that what
7 we hope to do -- what we hope to have done here is set up
8 an opportunity where people get an opportunity to speak
9 if they have some time limits that require them to move
10 on.

11 So that being said, I'm going to ask Elaine
12 Wilkerson from the city of Glendale to please come
13 forward with your comments at this time. And then we'll
14 go to the first presentation.

15 ELAINE WILKERSON: Mr. Chair, thank you, I'm really
16 asking a question, could you clarify if SCAG is still
17 pursuing legislative changes to the process in
18 Sacramento? And, if so, what that would do to the
19 process? Thank you.

20 HONORABLE JON EDNEY: I think we can do that. And I
21 will state for myself that we are pursuing that. And I'm
22 going to ask -- who are we going to ask? Okay, we'll ask

23 Lynn Harris to provide the answer to that.

24 MS. HARRIS: The reason I was hesitating is because

25 it's the Government Affair's Office under Karen Tachiki

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1 that's handling the legislative process, but we have

2 posted the latest information on the Web site.

3 And our direction to begin the fourth cycle for
4 the RHNA has been that we do it in compliance with the
5 draft legislation that we have proposed in Sacramento.

6 It is not adopted. I don't know if it's been
7 attached to a bill yet, but we've been advised that we
8 can anticipate it will be adopted in the opening of the
9 first session of January.

10 So what you're seeing in the process that we've
11 outlined here and the information that we give you, is
12 you see us following the Draft Pilot Program.

13 And when the Draft Pilot Program is silent on
14 procedural things, you see us referring back to existing
15 state law.

16 HONORABLE JON EDNEY: Just an additional reference,
17 we are sure through our staff that the legislature will
18 move forward on a bill on that when they come back in
19 January, and that it will receive fast-track opportunity
20 so that it will be become part of the RHNA process.

21 But because we do not have it, we're proceeding
22 on a parallel course of providing the requirements under

23 the existing RHNA statute with the additional Pilot
24 language. Okay.
25 Just to -- to reiterate for those who came in

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1 late, we're going to have three presentations. We'll
2 have one presentation and then a public comment period.
3 Then a second, public comment period, and a third and a
4 public comment period.

5 So you'll have plenty of opportunities to speak
6 to the individual presentations or any overall questions
7 that you would have. Would ask, please, it will help
8 staff coordinate a proper record of those who spoke, that
9 you do take the time to grab a written speaker slip and
10 fill it out.

11 I'm not opposed to you speaking first and then
12 filling out, but we would like to have that for the
13 record. It will help solidify what went on here today.

14 So with that said, we'll start with the first
15 presentation. Mr. Bolen.

16 MR. BOLEN: Thank you, Mr. Chairman.

17 I'm going to start by talking about the
18 Integrated Forecast for Growth.

19 The first slide here, just to explain what this
20 is, it's not -- it's not any one particular project, it's
21 the forecast that drives a lot of different efforts here
22 at SCAG and for the region.

23 It is a real -- it's a realistic story of future
24 conditions. It has to be realistic. Along that
25 spectrum, however, it is the desire, the direction we

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1 want to head in the future.

2 So there's technical forecast work then policy
3 analysis as well, private sector investment, compass
4 blueprint, other aspects, resulting in the Draft
5 Integrated Forecast that we're going to talk about now.

6 The forecast is, you know, one forecast, then,
7 is the feeding piece or the background for a range of
8 efforts. These four are the minimum, the RTP, the EIR,
9 Compass, Housing Needs Allocation, Regional Comprehensive
10 Plan, and the list could go on and on.

11 This can be used for future things that aren't
12 even on the list today, but it's a coordinated integrated
13 forecast.

14 I'm going to kind of gloss over some of the
15 history. This is all in the packet, but the point we're
16 trying to get through here is just a little bit of the
17 path, show how we got to where we are: jurisdictional
18 input, collaboration with subregions, working with
19 Technical Adviser Committee and CEHD, and further
20 requested of inputs from local jurisdictions on growth
21 policy, plan changes, permits, things that would affect
22 long-term growth picture.

23 Since this year started, we took a kind of
24 exciting new approach, and we convened what we call the
25 "panel of experts" here, an independent group to review

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1 the forecast work. And members of the panel with
2 expertise in each of the geographic components of the
3 region and not beholden to us any other way, simply just,
4 you know, nonbiased experts.

5 We got -- for them, we presented information.
6 We also had -- we asked the subregions and the counties
7 to come in, and not only present to us what they felt the
8 general plans changes were leading to and their plan
9 changes or even just large projects, but tell the panel
10 of experts, so they could give them a little bit more of
11 on-the-ground feel.

12 The staff then worked on revisions to the
13 forecast work based on that input, and the panel's
14 recommendations, and have brought this forward to where
15 we are today, discussing this Draft Integrated Growth
16 Forecast.

17 So I'm not going to read all these things, but
18 the point of these slides is show there were a lot
19 variables discussed, with suggestions made at, from
20 fertility rates to death rates to labor force
21 participation, also different sources as recommendations
22 for employment data, from bottoms-up analysis at the

23 county level to top down from the Census.

24 These were all incorporated, then, into creating

25 the integrated draft you're looking at now.

1 It's important to note that, because we are
2 talking about a technical forecast, it's influenced by
3 policy, there is a shift at about 2014, 2015, where
4 you'll see policy starts to take effect, private sector
5 investment, one of those major components.

6 And so there's a difference going from a
7 localized shift-share model to looking more national
8 trends and a share of that.

9 The population, a covert model, you know, turns
10 people out by age and looks at who's moving in and who's
11 moving out, and works in concert with the employment to
12 kind of do a circular reconciliation. And that's --
13 that's in a nutshell where we're at today.

14 One of the components there is looking what are
15 housing units? The forecast, as you know, is usually
16 population and jobs. So this slide shows that we looked
17 at existing ratios, trend-out ratios in the future, and
18 used those to determine what the likely 2030, 2035
19 housing unit need would be.

20 If we look at this chronology, this slide I
21 wanted to show you, there is those three blue -- purple
22 bars along the top, showing influences to the forecast.

23 And national and state forecast were fed into that.

24 Dr. Schniepp with California Economic Forecast

25 was hired as an independent advisor, so to speak, to

1 develop low-level forecasting to bring up to calibrate
2 those other data sources.

3 And then the Department of Government Input, I
4 mentioned that the presentations to the staff and to the
5 panel of experts. Gets us down, then, to where we are at
6 the county level regional forecast, the circle represents
7 where we are today.

8 Now it's time to start getting into the small
9 area allocations. We have, you know, in your sheet, in
10 your packet, you've got some county-wide numbers. Now is
11 the time to get down below it, I think that's what
12 everyone is waiting for. And this is -- I'm going to
13 talk a little bit in the future here about our workshop
14 process where the sub-area workshops are going to be
15 integral to helping us refine this small area allocation.

16 So these next steps, then, right now we're
17 disaggregating the regional forecast into those small
18 areas, so that when we have our first workshops here in
19 October and November, we can provide participants with
20 the numbers of population, households, units, employees,
21 down to the TAZ in five-year increments.

22 So that's the big piece of data everyone is

23 waiting to get, will come at those workshops. If they
24 weren't already popular, I think they will be very
25 popular after today.

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1 We will have a second public hearing later on
2 regarding this methodology, and then we'll have draft
3 numbers, then, to Council in December.

4 So just, you have these in your packet, so not a
5 real reason for me to read a bunch of numbers. But I
6 think these population, households, housing units, and
7 jobs, the thing that's interesting about this, you can
8 see what I described earlier, there's a technical
9 forecast, the policy has a role.

10 And you can really start to see about halfway
11 through the policy influence kicks in and some of the
12 trends start changing, turning upward predominately,
13 employment.

14 So the idea is that no single variable in the
15 forecast is independent, you know, it's easy for -- not
16 he's easy, but, you know, someone could be an expert in
17 econometric modeling, someone could be an expert in
18 cohort survival methods, but -- and a land-use expert --
19 but they all feed off of each other.

20 So we look at the employment as driven by, you
21 know, local trends and national trends, which coaxes or
22 lures population, either here or people move away, which

23 drives households and housing units, which is also
24 affected by land use and supply, where it can be on the
25 ground, which of course affects where jobs are going to

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1 locate, which affects population.

2 And you can see the circle goes on and on and
3 on. There's no one independent variable, and it's not
4 even a circle, it's just a back and forth between several
5 different pieces. And so this is what we're going to be
6 continuing to work on through this process, is trying to
7 get the most accurate information we can on the different
8 components into this.

9 And we are at a stage now where we've done a
10 good job with the forecasting elements, now it's time to
11 put us on the ground with the small-area workshops.

12 So with that, I'm going to leave this to
13 Chairman to take any feedback or comments.

14 HONORABLE JON EDNEY: Okay. Thank you, Mr. Bolen.
15 Do we have any public comments at this time? Do we have
16 any in Riverside?

17 PUBLIC SPEAKER: Actually, I have one question for
18 you. John Mirasu, 22301 Susanna Avenue, Torrance.

19 What's the policy shift in 2014 which is going
20 to increase the population in the area, projected?

21 HONORABLE JON EDNEY: Go ahead, Mr. Bolen.

22 MR. BOLEN: Thank you, Mr. chair.

23 Mr. Wen, you may want to fill in, Dr. Wen, if I
24 miss something.
25 You have a couple of major policy initiatives

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1 taking place there. One is the compass blueprint that is
2 scheduled to start having an effect in 2011, which was
3 the land use mapping that was put into the 2000 RTP --
4 2004 RTP, excuse me, that had the ramp-up period there,
5 got us to 2011 before those changes start to make effect.

6 And the second one is the private sector
7 investment. And there's additional jobs and population
8 that are coming through that private sector investment
9 that are going in addition to what would have been
10 forecasted with the technical forecast and the policies
11 bringing additional job growth, and, therefore,
12 population growth jurisdictions for some of the
13 jurisdictions.

14 Dr. Wen, is there anything I missed there, do
15 you want to clarify?

16 DR. WEN: I just want to add the additional job
17 growth and the employment growth due to the additional
18 investment from private sector won't kick in till after
19 2015.

20 And then the growth vision impact is primarily
21 the sub-city level, redistribution consistent with the
22 growth visioning principle, per the growth to the transit

23 corridors, stations emphasized on the mixed use.

24 HONORABLE JON EDNEY: Thank you, Dr. Wen.

25 Any additional public comments at this time?

1 Okay. We're going to move on with the second
2 presentation. And this also be in regard to the
3 Integrated Growth Forecast and the subregional workshops
4 that we've discussed.

5 Doctor Bolen -- Mr. Bolen.

6 MR. BOLEN: Thank you, Mr. Chair.

7 So start again with those four elements that I
8 talked about, and now what we're doing, we really are
9 focusing on that center blob, as it were, and how land
10 use transportation at the small area level is going to
11 affect the other variables and vice versa.

12 So I want to talk a little bit about the
13 objectives of the workshops. The idea here is to build
14 the best forecast we can. And bringing local knowledge
15 into the room and all the details on the ground are going
16 to make that difference. It also gives us a chance to
17 work together to further address and record the
18 influences of the 2158 factors, beyond, which, you know,
19 we've already incorporated through our forecast.

20 The -- just a quick kind of here, synopsis here,
21 you know, SCAG is responsible for the RTP, they're the
22 convener for this Housing Needs Allocation.

23 The workshops, then, are a voluntary method for
24 us to exchange information to build this better forecast
25 that we want to build. So 14 small-area workshops.

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1 Before the break, Lynn Harris from SCAG read to
2 you the dates of the workshops that are already
3 scheduled. I think we have only three or four more that
4 aren't nailed down yet, but we're very close.

5 So if you want information, come and ask us or
6 if you haven't scheduled yours, tap me on the shoulder
7 and we can get that taken care of today, or very shortly
8 anyway.

9 The -- I'm going to do a little bit of the way
10 back machine here and start with 2004 RTP. What I want
11 to convey here is that the integrated forecast, the
12 workshops, it's not new.

13 That this all started with a extensive public
14 outreach process, hands-on mapping, working with
15 stakeholders, government partners, people off the street,
16 to do visioning for the region, which lead to the 2004
17 RTP, which in itself was, you know, a many-stepped
18 process.

19 Here is the map of that 2000 RTP growth, 2004,
20 excuse me, RTP Growth Allocation. After we had that
21 allocation, we went back and met with all the subregions
22 that we could get together with, provided the information

23 similar what we're going to have at these workshops.

24 We had maps of each subregion, the data, the

25 households, the jobs, in comparison to what the local

1 input had been, as all of this forecasting really starts
2 with the local input. And then from then on it's just
3 adding the detail.

4 And in this case using the public and
5 stakeholder input to refine where the location of things
6 would go.

7 We got a detailed list of responses. For each
8 individual meeting or subregional review, we recorded all
9 the responses on maps, to the location, the style, the
10 changes, well, this should be an employment center.
11 There's no room for housing here. This is a flight path,
12 or, you know, very detailed comments that went into
13 changing that growth allocation or the integrated
14 forecast that was the 2004 RTP.

15 These are -- these change have been made in to
16 the integrated forecast that you'll see at the -- at the
17 workshops.

18 Little bit of history on how that's built, the
19 point of this is to say, you know, this is not just a
20 numbers game. There are not a bunch of envelopes each
21 running a TAZ, representing a TAZ, and little numbers
22 that kind of bounce back and forth between envelopes.

23 It's a very detailed data and mapping exercise
24 using GIS, Geographic Information Systems, we have detail
25 of what's on the ground today, what conditions are, where

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1 infill may be appropriate, where vacant land is.

2 And we can use that information to help us build
3 this virtual future. In this case you're seeing just a
4 map from the 2004 RTP of 2030 which was, you know, new
5 growth plus existing growth.

6 So, you know when you're adding, when you're
7 subtracting, the details.

8 The 2007 integrated forecast, then, starts with,
9 as I said a moment ago, starts with the 2004 RTP. Simply
10 updated. It's not a revision. It's not something new.
11 It's taking -- starting back with the local input that we
12 had to build the 2004 RTP, the public workshops, the
13 subregional reviews, and then just adding five years.
14 And now we're going back out to do the small-area review
15 with our government partners.

16 And it's important to know that when you're
17 there, you're going to have data, this forecast that's in
18 five-year increments, all the pieces that you want to
19 know about every five years, the housing, the jobs, the
20 population, and housing units.

21 And we just talked a minute ago how the compass
22 policy is taking effect in 2011 and the private sector

23 investment's taking place -- in effect in 2015. I think

24 we talked about that a minute ago.

25 So we're going to be reviewing, then, the land

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1 use at the subregional level for 2035. Each city,
2 several weeks before our workshops, will receive a packet
3 in the mail. Memorandum in there describing the purpose,
4 what's in the packet, what we're trying to accomplish,
5 the format of the workshop, et cetera, who should come.

6 You'll get a map of the city with a sheet
7 explaining, you know, the colors on that map, the types
8 of development we're talking about, you know, that this
9 color represents. We have a standardized sort of
10 land-use-pallet. So this color represents a center,
11 while this one represents a different kind of corridor,
12 and I'll show you those in a minute here, too.

13 Tables with the projected numbers on them,
14 households, units, employees, population. And then all
15 this information's additionally digitally as well. Go to
16 the Web site and download. Your GIS path can then
17 manipulate and work with the data as they choose.

18 Here's an example of close-up of Santa Paula.
19 And you can see how, in the little window there, you can
20 see the colors that denote the potential land uses in the
21 future based on kind of generalized rosetta stone. And
22 you can't read it in the slide, but there's TAZ numbers

23 on there, population, and employment growth, it's

24 actually written right on the map.

25 You can look at a TAZ and say, "Well, do we

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1 really have the room for that in this TAZ? Do we have
2 room for it somewhere else?"

3 This will give you the ability it look at that
4 close in. I mentioned the development types. The maps
5 are colored with kind of our rosetta stone, we can't look
6 at 186 general plans and come up with, you know, a long,
7 long list of colors, so we have a standard set of what we
8 call "development types" that most people, you know,
9 single-family residential development residential type
10 covers most every single family type of use.

11 Main street, I think everyone knows what a main
12 street is. But this will be in there to give you details
13 on the densities, the heights, the different, you know,
14 how many people, how many jobs in these different
15 development types per acre.

16 So you'll have frame of reference looking at the
17 maps. The development types represent real places. So
18 rather than being just simply, like, zoning, they're
19 actually thinking of take cookie-cutter, go to a town and
20 drop a mile cookie-cutter on it and add up everything
21 that happens in there. That's what you see in the
22 development types.

23 You know, think about all the people you can
24 count working in the buildings, people living there,
25 people walking on the street, even the amount of runoff

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1 that comes off of the roofs and the parking lots. It's
2 just a couple of examples here, activity center is a
3 common one, city neighborhoods, and there's about a dozen
4 of these to cover different types.

5 Importantly, I want to mention this other
6 capability, a specific plan type, come prepared with
7 important specific plans you've been working on.

8 In building the integrated forecast, one of the
9 things that, Ontario for example, had done some
10 significant planning for the New Model Colony, since the
11 2004 RTP was developed. And so that information just
12 goes directly into the integrated forecast as they
13 developed it.

14 So bring that information along to us with you
15 to give to us and show us at the workshops. We can make
16 that a part of the integrated forecast. Really reflect
17 what you're actually doing on the ground there.

18 I mentioned the TAZ numbers, the data,
19 households, employment, units, population by TAZ. The
20 GIS data will available so your staff can do their own
21 queries, zoom in, zoom out, compare. If you've done
22 infill assessment, you want to look at how that jives

23 with the forecast, that sort of thing.

24 So the workshop process, then, I think those of

25 you who participated before will be somewhat familiar

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1 with this, using large-scale maps of each subregion
2 working with, the, you know, map of the forecast, we'll
3 have general planning information, the opportunity growth
4 areas, TAZ boundaries with the numbers that I showed you,
5 and those development-type chips to work with, to move
6 growth around as necessary.

7 We'll record, then, you know, the spatial
8 changes with the map, redistributing the growth, and
9 we'll also have an ability to record with a form, any
10 other 2158 factors that need to be considered or
11 addressed.

12 So here's an example of working at the workshop,
13 working in a small group, say six people from similar
14 areas, maybe eight.

15 We'll have computer operators there as well. If
16 you want to look at Google Earth, see -- get some air
17 photos, look at what's on the ground, this area, that I'm
18 looking at, or compare general plan to, you know, to the
19 forecast in different spots, or do some "what-ifs."

20 Well, what if I change out these, these, you
21 know, acreages from this use to this use, what's that do
22 to my overall city number? We can go in and do that

23 analysis and tell you what it would mean.

24 So we'll have that ability as well. You can

25 show us where your target areas, what areas, that, you

1 know, you're specifying for where future growth should be
2 directed. And we can track and update that as well.

3 And here's just an example, show that this is
4 all in GIS. We've, you know, even though we're regional
5 and working at 30,000 feet, we're also in GIS, working
6 down to the, you know, the acreage level and looking at
7 potential future land use.

8 So in this case, we have this pink showing,
9 well, this might be a strip commercial area, and someone
10 at the workshop might say, "Well, no, let's change part
11 of this to main street because this is where we've got a
12 specific area plan here." And so then we'd be able to
13 see what the differences would be and how that affects
14 population, households, et cetera.

15 The idea is that we end up with kind of a piece
16 of a quilt from each subregion. Each subregion, then, we
17 end up kind of a consensus modifications to forecast for
18 that specific subregion. And we can sew these all
19 together to get our regional map. And that becomes a
20 consensus scenario, which is one, you know, integrated
21 forecast, it goes to modeling a RTP, a host of issues.

22 And here's, you know, a pretty picture you know,

23 what it would look like. This is the 2004 RTP, but you
24 see how it's seamless. You don't see political
25 boundaries there. It's a regional plan, but developed at

1 the subregional level.

2 So the workshops themselves coming soon, as we
3 mentioned, the last week in October and that second week
4 in November are the -- maybe it's the first week I guess,
5 the 30th through the 2nd, and 6th through the 9th.

6 We have most of them signed up. We just need a
7 few more and then we'll be good to go.

8 Now I'll take two breaths and start talking
9 about the 2158 factors and how they have been an integral
10 component of developing the forecast thus far.

11 First thing that's important to realize is the
12 factors are common sense. The kind of things, for the
13 most part, that planners think about when they're doing
14 any kind of work. Most every factor was able to be
15 integrated into a development of the integrated forecast.

16 There are some, however, that are more fittingly
17 addressed locally or we needed some policy direction on
18 how to apply it, such as loss of assisted housing units,
19 is hard to track at the regional level; we don't have that
20 data base, but more local knowledge comes in there.

21 So I'm going to walk through how we went through
22 and addressed these factors in developing the forecast,

23 kind of one by one. Here's a long laundry list. I

24 shortened them and it still covers an entire slide.

25 But logical stuff, jobs, housing balance, sewer

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1 water, available land, county, state, federal policies,
2 preserving air culture, distribution of growth for the
3 RTP purpose, and some other loss of units we talked
4 about, housing costs, farm workers, any other
5 considerations that could come up.

6 The primary methods for incorporating 2158
7 factors through the local jurisdictions or partners, were
8 through input. We talked about we had open house, we had
9 workshops, we had subregional review meetings. That gave
10 us both numerical input, we talked about, you know, the
11 sharing the totals, but we also got map base, very
12 specific input.

13 And then at the staff and consultant level,
14 developing the forecast on the ground also, you know,
15 looking at those factors, as, you know, guiding shape --
16 guiding or shaping forces, as it were.

17 And so the big next step, then, is really the
18 refinement of 2858 -- 2158, excuse me, is this map
19 review, these small-area allocation workshops that we're
20 about to engage in.

21 So jobs/housing balance, first off, this spread
22 sheet is just to show that, you know, you're using the

- 23 spread sheets and data to determine how things are shared
- 24 out at a city level, but also, as importantly or more
- 25 importantly, is the local aspect of jobs/housing balance.

1 This we call the urban index. This may look
2 kind of funny, but the idea here is you've got a you have
3 households, employment, and good transportation or
4 intersection density.

5 And the more those collide, the more likely
6 people are to make shorter trips, to use alternate modes
7 of transportation, to have, you know, cheaper access of
8 getting to work and getting home, and less reliance on
9 single-occupant vehicles.

10 These are all things that help with air quality,
11 with, you know, VMT of congestion, public money,
12 et cetera. So the thing about it, it's like a
13 three-legged stool. There's intersection density,
14 there's household density, employment density.

15 Where they come together is a regional picture.
16 The red are the areas that have the most potential to
17 absorb infill, using the existing infrastructure. There
18 are also areas that when you do bring in new growth, it
19 is more balanced, it has shorter trips, more benefits,
20 air quality and other components of transportation and
21 equity and the economy.

22 Here's a, just a zoom-in, you can see here the,

23 you know, for the most part, the urban index follows the
24 existing transportation network, you can see transit
25 facilities really jump out. Significant corridors stand

1 out.

2 But you can also see some areas where you might
3 have a lot of housing and a good transportation network
4 and adding a little -- few jobs might be the lever that
5 make that a whole place, brings that local balance up to
6 create those benefits you're looking for. Or vice versa,
7 could be downtown area that needs more housing, that'll
8 show up in there as well.

9 The lack of sewer water, obviously SCAG doesn't
10 have the master database on everyone's CAD diagram for
11 their sewer plans and water plans. This is where local
12 input came in, both in the numerical form of giving, you
13 know, targets to SCAG, but also when we did our workshops
14 to begin with and our subregional reviews, looking at
15 where we can and cannot grow based on infrastructure,
16 capacity.

17 Available land, a third one on the list. Here's
18 an example out in Riverside County of, you know, we know
19 what the land use is, from that we know what's
20 undeveloped.

21 We can also, you know, looking at land that
22 shouldn't be developed, perhaps, floodplains, steep

- 23 slopes, wetlands, we can take those from our available
- 24 lands, just kind of common-sense planning, we can then
- 25 look at where the transportation network makes some land

1 more viable for some uses than others. And protected
2 open space can come out of there.

3 So where is the employment land going to go,
4 then, the urban centers and the residential areas all
5 together, then, these create the spatial distribution of
6 our forecast. So the forecast distribution is, you know,
7 in many ways largely based on this, what is the available
8 land?

9 In this case it's mostly vacant, undeveloped
10 land, but infill is also prominent factor, especially in
11 the more urbanized areas, you would see, you can tell by
12 the grid -- street network here where there's probably
13 more intensive uses, areas infill likely would have
14 occurred.

15 State, federal, protected open space, this will
16 also go with land owned by the American tribes. You can
17 see this example out in Coachella Valley area where it's
18 a driving force. Growth simply isn't located or
19 allocated onto national forest land in developing these
20 forecasts.

21 Other more localized plans, county plans, would
22 also have an effect. And these are ones of the things

23 that we're looking to learn more about in our workshops.

24 The workshops themselves, you know, are

25 primarily focused on where the lion's share of growth is

1 going, which are in concentrated, smaller areas, new
2 transportation.

3 However, at the same time, we also want to make sure
4 that we're not putting growth into areas where local
5 policies wouldn't encourage it. We think we have done a
6 pretty good job of that. There is always more localized
7 knowledge that comes along, plans have been in the works
8 while we have been doing this that we'll get information
9 from.

10 Another example that could be this, another
11 county policy, looking at -- or actually, I'm sorry, this
12 is integration with the RTP. This is, I think this is
13 different than all the other factors, in that most of the
14 factors are what I kind of call "growth limiting."

15 There are reasons why growth shouldn't be
16 somewhere. And this is the opposite. This is reasons
17 why growth should be somewhere. This plays a little bit
18 off the urban index that I talked about earlier. But
19 these are looking at transportation efficient areas,
20 primary opportunity areas that the cities are looking for
21 development.

22 Areas where growth was allocated in the last

23 forecast and a benefit was earned through the
24 transportation modeling for air quality and other
25 components of that, that should be carried forward and

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1 have been carried forward into this next round.

2 So this would be limiting only in that it would
3 not be wise or suggested to move growth away from an area
4 that makes a lot of sense from a transportation
5 standpoint if it's already there and working well.

6 Here's an example of how that was accomplished,
7 just one quick view, looking at all of the either rail or
8 rapid bus in the region. And then you can see it kind of
9 forms the skeleton of the 2004 RTP, you can see the
10 shapes appearing in both of those maps.

11 That allows us to do a lot of things, one of
12 which is to simply look at people's access to the
13 high-quality transit. And so it make logical sense,
14 then, you wouldn't want to decrease the performance or
15 the effectiveness of your forecast by moving people out
16 of these areas that have good access to quality transit.

17 Another county policy targeting unincorporated
18 areas, for example, the SOAR boundaries in Ventura County
19 are obviously a large driver in where an allocation or
20 where a forecast would go.

21 This is the -- the wonders of modern GIS, this
22 stuff is really not too hard. Before this, you know,

23 with just, like I said, putting numbers in a TAZ bin,
24 having paper maps in front of you, wouldn't have been
25 efficient. Now we can go down to the small acreage level

1 understanding exactly where you're placing growth and
2 where you're not.

3 These other factors were considered in the
4 forecasting, but not as easily mapped or not as done at a
5 regional level. Surely farm worker housing comes in
6 forecasting the need. Surely assisted housing comes in
7 the and housing cost, et cetera.

8 But these need more work to understand where the
9 localized influence is going to be and some policy
10 direction.

11 So if you're sticking around today, if you want
12 to go to the next meeting at 12:30, there's a
13 subcommittee CEHD that's going to be having deliberation
14 on each one of these factors to talk about policy
15 direction for the team in developing the integrated
16 forecast.

17 So that's the end of my section here. I'll give
18 it back to the Chair for comments and questions.

19 HONORABLE JON EDNEY: Thank you, Mr. Bolen.

20 I want to just take a second to reference a
21 couple of points in the past presentation.

22 One was that we alluded to the subcommittee, and

23 CEHD committee, the policy, main policy committee of
24 SCAG, has tasked a subcommittee with coming up with a
25 fair and equitable methodology for the 2158 factors in

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1 regard to the RHNA.

2 That's fair and equitable for the six-county
3 SCAG region. And we met the first time last Thursday on
4 the 21st, as was noted. We will be meeting today here at
5 12:30 at the conclusion of the public hearing.

6 The third meeting will be October 12th. And
7 that will be held at the SCAG Riverside office, from
8 10:00 till 1:00. And the fourth and expected final
9 meeting, will be held on October 19th from 1:00 to 3:00
10 here at the L.A. offices of SCAG.

11 The committee was tasked with providing a
12 recommendation for methodology in the 2158 factors to the
13 CEHD committee. And those will be presented as planned
14 at the November 2nd meeting of the region -- I mean of
15 the CEHD committee and forwarded on to the regional
16 council for approval.

17 So there will be plenty of opportunity for
18 additional comments, and we certainly encourage anyone
19 interested to attend those -- those meetings. They are
20 public meetings and there will be public comment periods
21 during all those meetings.

22 Secondly, as is referenced, and I think what

23 we're finding and hopefully that answers some of the
24 questions, certainly, that we had earlier this morning,
25 is that the subregional meetings are very important.

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1 And for your subregion and for the area in which
2 you represent or have an interest in. So we will, later
3 on this morning, we will review that schedule again. We
4 have a little bit of updated information on a couple of
5 them.

6 It will be posted on the SCAG Web site. And of
7 course information will be provided directly to the
8 subregion. The materials for that will come out
9 approximately three weeks, I believe, before the hearing
10 so that people will have access to those materials.

11 There will be included preliminary numbers,
12 which references one of questions that was raised this
13 morning, which is we're starting with nothing.

14 No, you'll be starting with the preliminary
15 numbers, and the idea of the subregion and forecast, so
16 that you have an opportunity to participate through the
17 subregion process.

18 So that being said, I'm going to open it up for
19 additional public comment at this time.

20 Do we have anyone else that would like to come
21 forward and make comments at this time?

22 Don't everybody jump up. There you go, sir. Be

23 **bold. Be bold.**

24 CHRIS WILLIAMSON: I'll fill out a card in a second.

25 Chris Williamson, city of Oxnard.

1 And I'm kind of surprised that people aren't --

2 this is our future, everybody, and ought to be more

3 animated. So I don't -- I hate to hog the mike.

4 I have an observation and then two questions.

5 One observation is -- or opinion is that the law

6 and understanding everyone's doing a great job, very open

7 process. And I, you know, I think I can't argue with

8 what you're doing.

9 But to keep in mind that it sounds like what

10 you're asking us to at the local level is tell our

11 residents that an economic driven growth future is either

12 beyond their control or they shouldn't do anything about

13 it, right.

14 Like either they can't or they shouldn't. And

15 that that kind of a future trumps the democratically

16 chosen future they might want to pick that's different.

17 And what I'm saying is you're asking us to let

18 the market trump democracy, you know, and both of these

19 are important. And that's kind of what I'm personally

20 struggling with, you know, which is more important, the

21 market or what the people want, even if it's wrong?

22 You can always go back to growth, if you

23 don't -- if what you try different doesn't work. But you

24 can't do the other way. So that's an opinion.

25 The question is a two-part question.

1 At the subregional level, could someone please
2 just quickly go through the steps that the local
3 governments need to do to agree to share. Do we need
4 resolutions from city councils? Do we need ordinances?
5 What formalities are there?

6 And secondly, if not -- if everyone in the
7 subregion doesn't agree with what we come up with, if
8 only a majority agree, if -- and only the majority of
9 city councils pass a resolution adopting some numbers,
10 does that apply to the other cities.

11 What happens in that case?

12 HONORABLE JON EDNEY: I think those are more legal
13 questions, so we'll ask Karen. If you would like to
14 respond based on the RHNA law statutes.

15 MS TACHIKI: This afternoon at the subregional
16 coordinators' meeting, which I believe begins at 2:30,
17 there will be a discussion of -- or at least the
18 beginning of discussions, about the terms and conditions
19 of delegation agreements, if your subregion is interested
20 in delegation.

21 But I think your question is probably a little
22 bit broader than that even if it's subregion didn't

- 23 accept delegation, what happens, kind of, with the cities
- 24 in your subregional area, and what happens if one city
- 25 doesn't necessarily agree?

1 That's why we have an appeal process. That
2 cities will have the ability to appeal the allocation
3 that is given to them. But ultimately SCAG will --
4 SCAG'S regional council will have to adopt a final RHNA
5 that it submits to HCD, and HCD is actually the final
6 arbiter of whether or not we have met our regional totals
7 in an appropriate manner.

8 HONORABLE JON EDNEY: Okay. Thank you. Sir?

9 TY SCHULLING: Ty Schulling from San Bernardino
10 Associate of Governments.

11 The question posed by the gentleman from Oxnard
12 is an interesting one. But I would like to point out
13 that just from a purely technical look at the
14 demographics of the region and the projections of
15 economic growth, the economic growth is actually not so
16 robust as to provide jobs for all the people who are
17 expected to be living here simply as a result of natural
18 increase, in other words, the births minus deaths.

19 Given that we are expecting as a country to
20 continue to experience substantial immigration from
21 overseas to this place.

22 In other words, when we get out into the

23 out-years of this forecast, we will be a people-exporting
24 region.

25 We will actually be producing more people

1 through natural increase and people electing to live here
2 who are immigrants from overseas, than we can provide
3 jobs for. And, therefore, they will be exported from
4 this region to other part of the United States to find
5 jobs.

6 That doesn't sound like, you know, a
7 pie-in-the-sky economic scenario to me. In fact, you
8 know, rather than being an extremely robust economic
9 scenario, it's one that doesn't even meet the needs of
10 the people who we expect to be here through simple
11 demographic and immigration information.

12 HONORABLE JON EDNEY: Dr. Wen, would you like to
13 respond. No? No response at this time.

14 Okay. Do we have any additional public
15 comments? Riverside? Are you awake? You there? Okay.

16 MS. TACHIKI: If I could clarify my response to your
17 question.

18 If a subregion chooses to accept delegation,
19 then you're going to be in charge of the appeal process
20 amongst your cities within your jurisdiction. They would
21 not, then, have a separate right of appeal to SCAG.

22 HONORABLE JON EDNEY: That's an excellent

23 clarification.

24 You know, there's a lot of questions -- there's

25 been a lot of good questions and as we've gone through

1 this as a member of the CEHD committee for the last year
2 and a half or so, one thing that we all have to keep in
3 mind at the top of our head, is there a state statute
4 that we're dealing with.

5 And while a lot of the questions are outstanding
6 questions and cause for additional contemplation, we
7 still have to remember that we have to deal with the --
8 the existing state statute and/or possibly the pilot
9 language that we're moving forward with.

10 But we still have that to deal with, as opposed
11 to just kind of putting our own complete footprint on
12 this. And that's something that we have to deal with not
13 as subcommittee, but as a CEHD committee and as a
14 regional council.

15 Any additional public comment at this time?

16 MR. SAN MIGUEL: Yes, Mr. Chairman, there is a
17 comment in Riverside.

18 HONORABLE JON EDNEY: Oh, great. Go ahead.

19 UNIDENTIFIED SPEAKER: Hi. This is a question -- can
20 you hear me?

21 HONORABLE JON EDNEY: Just up a little bit, ma'am.

22 UNIDENTIFIED SPEAKER: My question has to do the

23 process. We have (Inaudible)

24 HONORABLE JON EDNEY: Ma'am, we're going to have to

25 have you hold for just a second, cause we can't hear

1 here. Just one second. Could you try again, please?

2 MR. SAN MIGUEL: Going to move closer to the mike.

3 Just give us a second.

4 HONORABLE JON EDNEY: Okay.

5 UNIDENTIFIED SPEAKER: Okay. I'll start over. Can
6 you hear me?

7 HONORABLE JON EDNEY: Very good. Thank you.

8 CATHY WALSTROM: I'm Cathy Walstrom, city of Ontario.

9 Regarding the schedule and the advance packet
10 that's due to come out, when would we expect to receive
11 that, and when will we expect to have that completed,
12 regarding your schedule here? Cause it looks like
13 October 12th? Is that when we begin this process with
14 the advanced packet? Or will we have it in advance of
15 October 12th?

16 MS. HARRIS: Thank you for the question. This is
17 Lynn Harris, the manager of community development here at
18 SCAG.

19 Each subregion has a date for the workshop with
20 a few exceptions. And we've made a commitment that we
21 will have the packets available a minimum of three weeks
22 ahead of those workshops.

23 Hopefully we've counted 30 days, but it's, you
24 know, a lot of times it's three weeks because of the
25 schedules. You will have in your packet the preliminary

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1 forecast numbers for each of the variables in sub-areas
2 of your cities in order to participate and to have a
3 meaningful workshop with us.

4 Now, that will not be your RHNA number that you
5 get in your workshop packet, and I'm going to do some
6 clarifying comments at the end here.

7 That will be your forecast number for population
8 employment, households and housing units. But it's very
9 important, because the housing unit number is the one
10 that will be applied to the RHNA methodology.

11 MR. SAN MIGUEL: This is Arnold.

12 Maybe you should clarify the difference between
13 CEHD subcommittee meetings and the subregional workshops,
14 cause I'm getting a couple questions on that. There
15 might be a confusion about those two -- those meeting
16 types.

17 MS. HARRIS: The CEHD is the Community Economic and
18 Human Development Policy committee here at SCAG. It's
19 one of three policy committees that makes recommendations
20 and sets policy and makes recommendations to the regional
21 council.

22 Each policy committee has different areas of

23 responsibility. The CEHD committee has, as one of it's
24 areas of responsibilities, the growth forecast. Another
25 area of its responsibility is the Regional Housing Needs

1 Assessment Program.

2 In the work for the Regional Housing Needs
3 Assessment Program, which just began last month, the CEHD
4 formed a RHNA subcommittee comprised of one
5 representative from each county and one alternate from
6 each county.

7 When we talk about the CEHD committee, we're
8 talking about the full policy committee meetings once a
9 month. When we talk about the subcommittee we're talking
10 about that subcommittee group that meets to convene on
11 the RHNA. Thank you.

12 MR. PISANO: May I qualify an observation here that
13 was made in response to the question?

14 At the subregional workshops, what's going to be
15 provided are the four variables, employment, population,
16 households and housing units. However, the housing unit
17 number is a forecast housing unit number which is not
18 really the basis of regional needs assessment.

19 The more important variable for the needs
20 assessment purpose is the household growth distribution.
21 Because the way we calculate housing for long-term
22 projections is different than how housing need is -- is

23 calculated for the regional housing needs planning
24 process.
25 So I just want to make sure that everyone

1 understands that, that the housing number you get at the
2 subregional workshop is more a function of the longer
3 range forecast and how a housing projection is developed,
4 and not a construction-need figure, which will be part of
5 the regional housing needs process and allocation.

6 HONORABLE JON EDNEY: Okay, thank you. I have
7 additional public comment at this time? Ma'am?

8 JACKI BACHARACH: Jackie Bacharach again. South Bay
9 Cities council of Governments, 5033 Rock Valley Road,
10 Rancho Palos Verdes. I have, I guess, two things, maybe
11 three.

12 First of all, several of our people have been
13 asking if your city in the -- since the last RHNA -- has
14 actually exceeded some of housing numbers, is there an
15 opportunity to get credit for those numbers?

16 MS. HARRIS: The question of credit is one which the
17 CEHD has given preliminary direction that they want to be
18 able to accommodate that.

19 When we say "credit," however, they haven't had
20 the discussion about whether or not credit is broken down
21 into the income levels before that. But conceptually,
22 the CEHD has concurred that credit is appropriate in

23 determining the allocation plan.

24 JACKI BACHARACH: And you don't know when you'll know

25 that?

1 MS. HARRIS: I would say it will probably be a topic
2 we would bring up with our subcommittee over the next few
3 weeks.

4 JACKI BACHARACH: Okay. Then the other thing I
5 wanted to, just for my own clarification, the 2158
6 factors are, for example, if I can show that in my city
7 there is a landslide, it doesn't reduce the number, it
8 just means it's somewhere else in my city I should find
9 an opportunity for more denser housing if there's a
10 housing number.

11 It's not changing the number my city has, it
12 just changes where you're putting it?

13 MS. HARRIS: That's potentially a response to whether
14 or not you have documentation that there are areas that
15 show why your need can't be met.

16 It is also a potential that if the appeal is
17 successful and the body reviewing the appeal concurs that
18 you cannot accommodate that because of this physical
19 condition, then it would be moved somewhere else into
20 your subregion.

21 JACKI BACHARACH: Within the subregion.

22 MS. HARRIS: Yes, ma'am.

23 JACKI BACHARACH: Okay. And then the third thing,
24 I'm starting -- After listening to all this, I really
25 think I'm starting to understand that there is two

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1 processes going on here.

2 There's the growth forecast and there's the
3 RHNA. So the workshop on November 9th is really more of
4 a growth forecast workshop than a regional workshop?

5 MS. HARRIS: I would say that it's both.

6 And what we're trying to do here, and I was --
7 I'm going to give summary comments with more detail --
8 we're trying to show, first of all, the relationships
9 between the growth forecast and RHNA.

10 We're trying to show what integrated growth
11 forecasts means.

12 And I think the workshops you should consider
13 them as both RHNA workshops and forecast workshops. It's
14 the emphasis in that we are finishing the four variables
15 in the forecast with your final review. And we are then
16 taking the results of the forecast and then starting
17 applying the RHNA methodology to those results.

18 So yes, and Hasan wants to expand a little more
19 on that.

20 MR. IKHRATA: Jacki, and for the rest of all of you,
21 the whole idea here is to have one process called
22 Integrated Growth Forecast. So we do both the growth

23 forecast that we do usually.

24 So it is one process, and I don't want to leave

25 here thinking that the workshops are a RHNA workshop

1 versus a growth workshop. They're one and the same.

2 You're going to be giving the four variables in
3 these workshops that we contend and will present it to
4 today, that we consider the 2158 factors. And you at the
5 workshop need to bring why your numbers are not so
6 because of this factors.

7 So they are both forecast and the RHNA, that's
8 why we call it integrated growth forecast.

9 MR. CARRERAS: Mr. Chair, I'd just like to add to the
10 statement by our planning director Hasan Ikhata. I want
11 to go back to an observation I made a little while back.

12 The key determinate in a housing needs
13 assessment or in a longer-range growth forecast, remember
14 the longer-range forecast goes to 2035, the RHNA planning
15 period goes to 2014, the forecast trajectory that's
16 common.

17 The household growth variable is the key one in
18 terms of both the longer-range forecast and the Regional
19 Housing Needs Assessment. Even though the longer-range
20 forecast does have a housing forecast component, it's not
21 really the basis.

22 MR. SAN MIGUEL: We can't hear cause there's a

23 conversation near the microphone. We can't hear over

24 here.

25 MR. PISANO: So I just want to emphasize that a key

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1 linkage between both the short-term forecast --

2 MR. SAN MIGUEL: We couldn't hear it.

3 HONORABLE JON EDNEY: Okay, sorry, Riverside. Start
4 again, Mr. Carreras.

5 MR. SAN MIGUEL: We can hear a conversation near the
6 microphone.

7 HONORABLE JON EDNEY: All right. Mr. Carreras, start
8 again, please.

9 MR. CARRERAS: Okay. The household growth component
10 is the key determinate in the regional housing needs
11 assessment that's shorter range, going from 2005, the end
12 of the last RHNA cycle, to 2014.

13 And beyond that, still, it's a key
14 determinate. And it's a common element in both a
15 regional housing needs assessment and a longer-term
16 housing forecast.

17 So being actively engaged in a subregional
18 workshop is important in setting that key determinate
19 properly, because it is part of that longer range
20 trajectory that we're planning for going out to 2035.

21 And the other observation I wanted to make goes
22 back to a question we had in the earlier part of the

23 morning, where I think Los Angeles County was concerned
24 about having been penalized with a change in the law,
25 because it didn't meet its housing targets in the last

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1 cycle that is now responsible for planning and -- and
2 identifying sites and zoning for the unmet portion of its
3 targets from last cycle in the coming cycle.

4 However, as from the last question, you don't
5 get credit if you over perform, so the inverse is not
6 true. Where if you were to exceed your targets in the
7 last regional housing needs planning cycle, that does not
8 carry over into the next cycle.

9 So there's a distinction that the law makes in
10 terms of that kind of performance activity. And I wanted
11 to clarify that here at the hearing.

12 HONORABLE JON EDNEY: Thank you, additional comment
13 at this time from Riverside.

14 KEVIN VIERA: This is Kevin Viera, Western Riverside
15 Council of Governments. And I just -- 4880 Lemon Street
16 Riverside, California -- just want to clarify what Joe
17 just discussed.

18 We've been meeting with local jurisdictions with
19 regards to the numbers that have been produced through a
20 separate agency out here. And we've been having them
21 look at the 2035 numbers as a transportation type
22 forecast and a 2014, 2015 set of numbers as a housing

23 RHNA type number.

24 Is that an accurate way of viewing these

25 numbers.

1 HONORABLE EDNEY: Mr. --

2 KEVIN VIERA: And if that is the case, when we look

3 at the 2015 numbers, we're kind of locked in. It's

4 already set, it seems like, zero-sum game already.

5 Because the numbers, from what I understand, have already

6 been submitted at A regional level to HCD.

7 So regardless of what the cities may provide,

8 the only option they have is the appeal process using

9 2158 numbers.

10 So if the numbers we're getting now, the cities

11 have to try to meet those regardless of a lot of factors

12 as to what they see in their general plan for the future.

13 So we're running into issues with what is coming

14 out already.

15 But I would like to have that first question

16 addressed as to what -- the way we're viewing these

17 numbers is an accurate statement. Thank you.

18 MR. IKHRATA: I think the I would like you to think

19 of these numbers, this is the Integrated growth forecast

20 in five-year increments between 2005 and 2035. There

21 isn't a RHNA number and there isn't a transportation

22 number, they all the same numbers for that year.

23 So 2014 happened to be the year we're going to
24 do RHNA, so these ar the numbers. But it is one number
25 in five-year increments up to 2035.

1 I totally do not agree with you, Kevin, on the

2 fact that the city -- the numbers are locked in.

3 The purpose of the workshops is for the cities

4 who have these numbers to come to the workshop and say,

5 "You didn't consider these factors, and, therefore, my

6 numbers are high, low, somewhere in the middle." The

7 numbers are not locked in.

8 The regional number, I think everybody agrees,

9 the regional number makes sense. The question is

10 distribution. And, therefore, there's absolutely no

11 locking in of the numbers. And I would encourage you

12 very strongly to bring in the 2158 factors, they were

13 considered in the forecast, but we might have missed

14 something that the city would know that staff wouldn't

15 know.

16 So the numbers are not locked in, bring them to

17 the workshop, and there will be a process that when you

18 bring factors to the workshop, they are going to be

19 agreed with or denied. And there will be basis, and an

20 ethical basis for why not.

21 But the numbers are not locked in.

22 HONORABLE JON EDNEY: Thank you. A additional public

23 comment at this time? Ma'am?

24 PUBLIC SPEAKER: Deborah Chankin, Gateway Cities,

25 Council of Governments, 16401 Paramount Boulevard,

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1 Paramount.

2 I have two questions. My understanding of both
3 the workshop process and -- in terms of local input and
4 also the appeal process, is that those two processes are
5 each internal to the subregions, and at least internal to
6 counties.

7 And so I'd like to understand at what point in
8 time and through what process the county level and
9 subregional level numbers are finalized. Because we
10 won't be, as I understand it, those processes that I just
11 mentioned will be looking at one subregion or one county
12 at a time, and not looking at the overview.

13 My -- I'll ask my three questions.

14 My second question is I did not understand in
15 what manner job/housing balance entered into the
16 forecasting process.

17 I heard in the discussion of 2158 factors that
18 they had already been taken into account, but I -- with
19 regard to that factor, I don't understand in what manner
20 it was taken into account.

21 And my last question is probably less urgent,
22 because it's farther out in time. But with regard to the

23 private sector investment, that's to influence employment

24 after 2015, I just don't understand what that means.

25 Thank you.

1 HONORABLE JON EDNEY: Mr. Ikhata, do you want to
2 answer the first question?

3 MR. IKHRATA: Sure.

4 HONORABLE JON EDNEY: And the second one?

5 MR. IKHRATA: Sure.

6 HONORABLE JON EDNEY: Each of our 14 subregions will
7 have a total for the subregion. This is total will
8 distributed down to the city level.

9 And so the factors they're going to bring into
10 the workshop might or might not change that subregional
11 total. It really depends. I would contend that the
12 subregional total, not many people would agree with, but
13 let us wait until we have the workshops, wait for you to
14 bring in the factor to see whether the subregional total
15 has changed or not as a result.

16 The second question, how did the job housing
17 balance came into the forecast, how it was considered.
18 The is no elaborate methodology, how it was considered.
19 I will tell you that today I think in the subcommittee
20 meeting this will be of the topics to be discussed
21 further.

22 But there is a methodology available of how it

23 was, discussed and if you want Frank to give you a brief
24 or Simon, how do you discuss the job/housing balance into
25 the forecast?

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1 DR. WEN: Good morning, my name is Frank Wen. I'm
2 the program manager for the regional growth forecasting.
3 Trying to answer two questions.

4 First one is related to house our current growth
5 forecast take into the job/housing balance. And then
6 secondly regarding your third question about the private
7 sector investment.

8 And in our growth forecast at the subregional
9 level and the county and the city level, we tracking the
10 historically the job/housing balance relationship, at the
11 local jurisdiction, subregional level.

12 We tried to see whether or not there's a trend
13 or significant changes direct us to some certain
14 job/housing balance ratio. We did consider idea or
15 target regional policy target in terms of job/housing
16 balance. We primarily based it on the trend and how it
17 affect the growth in the past, what's the current
18 job/housing balance.

19 We found from the various employment and housing
20 data, and then we carried that relationship or maintain
21 it into the future. This is how we address the
22 job/housing balance in our current growth forecast.

23 And with respect to the private sector
24 investment, because the regional transportation plan call
25 for over \$60,000,000,000 investment, funded by private

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1 sector primarily in the goods movement long-range
2 transportation advancement. That kind of investment in
3 our perspective is well above and beyond historical
4 trend, because we don't observe that kind of activity in
5 the past.

6 So we start to carry into those impacts from
7 those above and beyond trend investments gradually
8 starting 2015 and additional, you know, likely job in the
9 employment and the household growth from 2015 all the way
10 to 2035.

11 HONORABLE JON EDNEY: Thank you, Dr. Wen.

12 Additional public comment? Just one second,
13 sir.

14 Is there anybody out in Riverside that would
15 like to speak?

16 MR. SAN MIGUEL: Yes, there is. Give us a moment.

17 JOE CARRERAS: In the meantime, Mr. Chair, I'd like
18 to clarify something that was brought up in the last
19 question.

20 I think the question really goes to the point as
21 when do the numbers become final? And that occurs at the
22 adoption we're expecting, I believe, in December of the

23 draft.

24 Up until that time we are working interactively

25 with both the state, where we have a three-percent

flexibility in term of our regional total and how that's set, at the front end of process, going through the process working with subregions to refine subregional distributions using the AB 2158 factors and coming up with a collectively agreeable plan to present to the regional council for its adoption and before that, the Community Economic Development Policy Committee.

So there's a process underway. We are at the front end of it still.

HONORABLE JON EDNEY: Thank you. Riverside, do we have a speaker in Riverside at this time?

PUBLIC SPEAKER: Cathy Walstrom, city of Ontario in terms of the Compass Blueprint Project, could you explain how that will be used with the integrated forecast versus how it will be used or not used in developing RHNA numbers?

MS. HARRIS: This is Lynn Harris.

The Compass Blueprint work informed the 2004 RTP with the planning principles of where growth should be allocated within the region, new growth should be allocated within the region.

And if you're familiar with the project, you

- 23 know that it talks about things like -- not like, it
- 24 talks about sustainability, talks about preservation, it
- 25 talks about affordability, and it takes about mobility.

1 The land use principles behind those, caused the
2 scenario used or the RTP plan that was ultimately adopted
3 to recognize that we wanted to maximize our
4 transportation system and we need to plan our new growth
5 to maximize our transportation and future investments in
6 transportation.

7 So already in the forecast is these principles,
8 and the concept from those principles, such as centers'
9 development, where cities want to develop new economic
10 centers where they want to refurbish existing downtowns
11 where, mixed-use development should occur, where there's
12 new Metro Link stations planned, for example, those kinds
13 of things, those concepts and those distributions have
14 already been included in the 2004 RTP.

15 Since the 2007 forecast is an update, those
16 principles are inherently included in the 2007.

17 With respect to the application of whether or
18 not the compass or the blueprint is going to drive the
19 RHNA or anything, that -- the compass blue print
20 implementation at the local level is a voluntarily
21 program.

22 The RHNA a mandatory program by the State

23 Housing Department.

24 So the relationship is that the land-use

25 distributions recognize and incorporate the adopted

1 policies and plans for the vision, but as we get into the
2 housing allocation, the housing allocation plan is worked
3 through the RHNA methodology and the factors we've been
4 talking about today.

5 We expect them to be consistent, but we don't
6 expect the compass to become a mandatory program, simply
7 because we are doing the housing program for the state.

8 HONORABLE JON EDNEY: Okay. Sir, you're up.

9 TY SCHULLING: Ty Schulling with San Bernardino
10 Associate of Governments.

11 I would agree that SCAG staff has developed a
12 highly credible baseline socioeconomic forecast. And by
13 that I mean a forecast that is -- that reflects what is
14 most likely to occur absent policy intervention.

15 But the -- the issue that complicates this
16 greatly is that where housing locates in the absence of
17 policy intervention is not necessarily reflective of
18 where housing is actually needed, where demand for
19 housing is greatest.

20 I would argue that demand for housing is
21 reflected by the market price for housing, where housing
22 is very expensive, the demand is great, and it's not

23 being met.

24 Where housing is less expensive, the demand is

25 less, and perhaps it's being met better. I don't know

1 that it's being met adequately anywhere.

2 But that comes back to the issue that was raised
3 by the woman from Paramount a little while ago. That the
4 greatest Imbalances that we see are not internal to
5 subregions or necessarily internal to counties, they're
6 actually across county boundaries.

7 And so I have to be concerned to the extent that
8 we preclude discussion of moving need or reflecting need
9 accurately between counties, as opposed to limiting
10 ourselves to discussion within subregions or counties.

11 HONORABLE JON EDNEY: Mr. Ikhata, you want to
12 respond?

13 MR. IKHRATA: There is a subcommittee, which all
14 sitting here, is going to be taking this kind of
15 intervention. And that their recommendation to the CEHD
16 and the RC might lead to this kind of discussion.

17 As Joe mentioned, we're in the beginning of
18 process. We are not locked into anything. Yes, there's
19 a law, there's specific elements of the law we're going
20 to have to implement.

21 But of the one big justifications for this
22 approach is when you have one process, one integrated

23 process, you'll be able to discuss these things, cause
24 absent of that, you won't. And, therefore, I would look
25 forward to the subcommittee deliberation this afternoon,

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1 in the next few weeks, and see what kind of policy
2 recommendation and policy intervention that they're going
3 to recommend, and that might change things.

4 HONORABLE JON EDNEY: Okay. Thank you. Do we have
5 additional public comment at this point? I want to keep
6 in mind that we do have another presentation to make. So
7 I'm going to limit public comment for a little bit and
8 let that presentation go forward.

9 Does anybody need to speak right away? Okay.
10 There will be additional time for public comment. I'm
11 going to ask Mr. Carreras to come forward and give the
12 final presentation.

13 We'll then open it up for some public comment.
14 And then I'm going to ask Miss Harris, the community
15 development manager, to kind of put everything into a
16 summary, hopefully, a little plain-term summary.

17 And we'll have additional public comment before
18 we conclude.

19 Mr. Carreras, you're up.

20 MR. CARRERAS: Thank you, Mr. Chair.

21 To all of you here, I want to emphasize that
22 this integrated growth forecast which takes us from 2005

23 2035, has at the heart of it local input and the quality
24 of that input as its really defining basis for making
25 these allocation decisions between communities across our

1 region.

2 I just want to emphasize that we have goals to
3 the Regional Housing Needs Assessment portion, which
4 takes us up to about 2014, and that is specifically
5 compliance with our state mandate to prepare this
6 Regional Housing Needs Assessment, accuracy of the
7 projections, consensus on a uniform basis so that
8 everyone feels that they're treated fairly in both the
9 process and allocation, and that there's transparency of
10 results so everyone has a clear picture of how this
11 process evolves and how the decisions are made.

12 We also want to emphasize this link between
13 transportation and housing planning. Our Regional
14 Housing Needs Assessment this cycle will be the first one
15 to actually take advantage new provision in the law which
16 allow this kind of linkage.

17 We need, in terms of local input, your guidance
18 on distribution. We want to apply the AB 2158 factors,
19 that's the reference to the -- at the time of Lowenthal's
20 bill, AB 2158, which reformed the Regional Housing Needs
21 planning process and established these specific factors
22 that must be taken into account in determining allocation

23 suitability between communities.

24 What it is not intended to do is to reduce the

25 regional total. The AB 2158 factors are the basis for

1 our allocations and proposed alternative distributions,
2 where communities together addressing common problems,
3 decide to share or transfer or adjust their fair share of
4 market need.

5 SCAG in the law, also is required to identify
6 incentives to accept more than the minimum allocation,
7 because allocations are a minimum level of need to
8 address.

9 And so our charge is to provide incentives to
10 help promote this cooperative planning on housing issues.

11 The fair-share adjustment locally is designed to
12 avoid the concentration of low-income households in any
13 one community as well as across communities in a
14 subregion or the region as a whole.

15 It is one of the key policy issues that our
16 Community Economic Human Development policy subcommittee
17 will be addressing, along with refinement of several of
18 the AB 2158 factors.

19 Written comments are accepted up to the adoption
20 of methodology, and that includes the 2158 factors, any
21 kind of procedures or policies relating to the Housing
22 Needs Assessment.

23 There are some factors, though, that you're not
24 to consider in allocating shares of regional housing
25 need. And these are certain growth controls which limit

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1 the number of buildable lots or housing that could be
2 developed over a specified period of time.

3 And you're also not, according to the Attorney
4 General's opinion, not allowed to use current zoning as a
5 basis of establishing your share of housing need.

6 There are many opportunities for input. And I
7 just want to review some of them with you this morning,
8 because I think they're critical in us gaining the
9 quality and credibility and the balance and input across
10 the region that we need to have the best possible
11 integrated forecast that we can.

12 Please, written and verbal comments at any time
13 are accepted, up to the adoption of the Regional Housing
14 Needs Plan by the regional council.

15 Public hearings and the next region policy and
16 methodology workshop is in November, which will take into
17 account the subregional feedback that we will get in
18 those workshops that will occur during the earlier part
19 of November starting in late October.

20 Input at the upcoming service workshops is going
21 to be critical in terms of the -- it being the basis for
22 the next public hearing.

23 The feedback at any of the policy deliberations,
24 committee deliberations, is also welcome. If you're
25 interested in getting a briefing by SCAG staff on any

1 issue, please call us, and we'll be glad to arrange a
2 briefing.

3 We also have established a Web link to keep you
4 updated collectively on this process as we move forward.
5 As I noted earlier, we are primarily at the front end of
6 this process and we have a ways to go yet before we get
7 to adoption of the draft.

8 With that, I'd just like to conclude and thank
9 you for attending the public hearing.

10 HONORABLE JON EDNEY: Okay. Thank you, Mr. Carreras.

11 I think before -- before we accept additional
12 public Comment, I'm going to ask Miss Harris to kind of
13 summarize the three presentations and the process.

14 And it might allow members of the public to
15 reflect on some of their earlier questions that they
16 might not have been able to ask or feel comfortable
17 asking.

18 So we'll try to summarize that, and then we'll
19 open it back up to public comment.

20 Miss Harris.

21 MS. HARRIS: Thank you, Mr. Chairman.

22 Good morning again. I think what I want to do

23 is I'm going to try to share with you our attempt at what
24 our message was and is this morning.

25 And first and foremost, we wanted to cover and

1 give you information on the seven items that we listed in
2 our notice of public hearing.

3 We feel and it is extremely important that there
4 be an understanding in our region and our communities of
5 how we get to the point where we get to jump into the
6 Regional Housing Assessment fourth cycle process.

7 So the first message today was to acquaint you
8 with the integrated forecast, explain why it's called
9 integrated forecast, to let you know that the forecast is
10 an integral part of all the work that we do in SCAG.

11 The forecast is used in the Regional
12 Transportation Plan, and the forecast is used in the
13 Regional Housing Needs Assessment.

14 We wanted to give you background on how the
15 forecast was developed. And we feel it's extremely
16 important that there be an understanding that the
17 forecast is developed from the bottom up and from the top
18 down, with the best methodology and some of the best
19 minds in the business working on forecasting, as Mr.
20 Schulling said earlier. He feels that it's -- it's a
21 very credible forecast.

22 It's in draft form. It is completed at the

23 regional level and at the county level, that's available,
24 it's published. The forecast is, as we said, is just
25 getting ready to be allocated down to the local level.

1 Now, that's where the bottoms-up portion becomes
2 even more important, because we're not local government
3 experts and we need the assistance of our local
4 governments. And we need the good on-the-ground data and
5 information so that we do the very best possible job on
6 the forecast.

7 We wanted to show you the amount of work that it
8 takes to do a forecast for a region this big before you
9 get to this point. So some of those earlier slides with
10 all that writing on them and all that dates on them, I
11 mean, that was the intent. It doesn't happen in two
12 months or six months. It's -- it's -- we've been almost
13 three years working on this -- on this forecast.

14 We wanted to explain the four variables. We
15 wanted to help -- let me back up a minute.

16 Our message today is recognizing that it is the
17 local government staff and decision makers that are now
18 going to become even more active in our processes.

19 And we are trying to set the stage so that you
20 are able to go back to your respective jurisdictions and
21 you're able to calendar when and how you should be
22 participating and what you should be paying attention to

- 23 as we move through both the end of the forecast process
- 24 and the -- the fourth cycle Regional Housing Needs
- 25 Assessment process.

1 That's why we've given you all this information
2 about schedules. And I will read off the workshop
3 schedule again before we close.

4 We tried to focus in on four variables of the
5 growth forecast that we feel that you should be paying
6 attention to for your jurisdiction. And those are
7 population, employment, households, and housing units.

8 There's an interrelationship between these four
9 variables that influences the Regional Housing Needs
10 Assessment process. However, those numbers and housing
11 unit numbers in the forecast is not your RHNA number.

12 It is, as Joe explained in a little more detail
13 than I did earlier, it is the starting point for the
14 application of RHNA methodology, which is prescribed by
15 all, and which has a little bit of discretion at the
16 regional and local level for final number development.

17 And that's another one of our messages. That we
18 have started the process whereby we are going to be able
19 to describe the methodology that will be used and will
20 develop your RHNA allocation number.

21 Before I go into a little more detail of how
22 we're going to do that, I think it's real important to

23 remember that as somebody -- and I think Joe's already
24 said this, but I'm going to repeat it, the forecast is
25 developed for a long-range horizon, 2005 to 2035.

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1 The RHNA forecast horizon is 2005 to 2014, the
2 planning period for the RHNA, the planning period for
3 every one of your local housing elements is 2005 to 2014
4 -- oh, 2006 to 2014, Joe's scratching his head, sorry.
5 It's an eight-year planning period.

6 The RHNA this time and the development of the
7 RHNA number this time is going to be done in a process
8 that has never been done in California.

9 There is a existing state which governs how the
10 RHNA is done and it governs how your housing elements are
11 done. It's all in the part of the government code,
12 65580. First part of it it's housing development, second
13 part of it's for Regional Housing Needs Assessment
14 Development.

15 This law has never been applied before. It was
16 changed after the last RHNA cycle, and many of you know
17 that we feel we were less than successful in that cycle.

18 It has not been applied in this region, and when
19 we were assessing it and we were looking at the
20 availability of funds to complete the RHNA cycle as
21 described in this, what we call the new law, it's been in
22 there about or four years now, we felt, at the SCAG

23 level, we felt that we needed to make adjustments to that
24 law in order to have an effective process here.

25 And that's why we have what's called the RHNA

1 Pilot Program. And that's why we've described our
2 process as being both a function of the regional -- the
3 RHNA Pilot Program proposed by SCAG to the state
4 legislature and existing law.

5 Because in the places where the pilot program is
6 silent, we need to refer back to the existing law. So I
7 wanted -- that's another of our messages.

8 Why was the law rewritten and why did we propose
9 additional changes to it? I think I can say that it's
10 predominately to an attempt to rectify the problems that
11 we had with the RHNA in Southern California last time.

12 Nobody -- there was consensus in the state that
13 things needed to be little bit different.

14 So the message, then, for us today and for what
15 we're doing now is that we're basically all in this
16 together trying to make new law work. But many of our
17 jurisdictions have experience with how the process was
18 last time.

19 And we wanted to have this kind of a workshop
20 and notice period ahead of time before we start sending
21 you table of numbers and such, so that you understood
22 where the discretion is to evaluate housing need and

23 where we as SCAG, responsibility for developing these
24 numbers, where we're bound by certain requirements as are
25 our subregions and as are our cities.

1 A lot of the -- I think I want to say one more
2 thing about the law. There's probably two important
3 things to recognize from this meeting, which I hope that
4 we've been successful in conveying. The first one is
5 that there's something now called 2158 factors.

6 These are new in the law. They are new for the
7 RHNA, and they are something with which SCAG and our
8 regional council and other decision makers strongly feels
9 are important that we recognize and use them such that we
10 can produce a successful RHNA, that why we gave
11 presentations about how the 2158 factors were first
12 worked into the regional forecast, because as Mr. Bolen
13 said, they're planning factors predominately.

14 And also why the 2158 factors are so important
15 at the local level for your public workshops.

16 If you don't take any message back today other
17 than this one, please make sure that your city and your
18 staff are aware of the 2158 planning factors in the
19 housing law, and you are aware that those factors are
20 going to be both integral to the development of local
21 need number and also integral to your ability to have a
22 successful appeal in the event that you feel your number

23 needs to be adjusted.

24 So the 2158 factors and why we talk about them

25 so much, is because we need to get that message out, that

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1 there are new things in the law, there are new ways to
2 communicate once the numbers are issued. There are new
3 areas to ask questions in.

4 And conversely there's a lot of areas where we
5 will probably not be able to be responding in any detail
6 should you come in and request an adjustment based on
7 something that's not a part of the 2158 factors.

8 So the second emphasis I'd like to make in
9 summing up, is that the integrated forecast and the
10 relationship between the housing unit numbers and the
11 households, as we have already said, are very important
12 and we need you involved in developing that.

13 What the forecast does not do, is the forecast
14 does not do income distribution once it gets a projection
15 finished. So that's why I say you're not going to come
16 to the workshops, we're probably not going to have income
17 distribution for you.

18 And the income distribution is where you get
19 your low, very low, medium and high housing need numbers
20 from.

21 Now, the income distribution is required to be
22 done by virtue of the income distribution that's in the

23 2000 census for every one of the jurisdictions in our
24 region, it's 2000 census based. It is our starting
25 point.

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1 The census gives us a number. We then take our
2 numbers, we give you a preliminary assessment of where
3 the need falls within your community.

4 Now, all this is technical work, and I'm sure I
5 didn't describe it as well as my -- the two gentlemen in
6 the back could. I'm describing it as I see it in terms
7 of how local government can then use it.

8 It is after we get that -- that allocation down,
9 we then have other pieces of state law that come into
10 play. We're not allowed to assign housing needs to
11 jurisdictions that are already have a over-concentration
12 of housing need -- of housing -- of housing units and
13 certain economic levels.

14 But just because the cities in your subregion
15 that we're not allowed to assign additional need to,
16 doesn't mean, one, they can't voluntarily accept it, or
17 two, it doesn't mean that it goes away. It has to be
18 redistributed.

19 How does it get redistributed? Those are the
20 policy questions that our committees are grappling with
21 now. Those are the -- that's where policy kicks into the
22 technical application of what we do.

23 The remaining part of our message this morning
24 was to give you the opportunity to speak to us now about
25 anything you want to make sure that we take into

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1 consideration as we -- as we move through this

2 progression.

3 We also wanted to make sure that you felt

4 comfortable in knowing who we are, picking up the phone.

5 We are staffed and ready to answer your questions. And

6 we are available to work one-on-one in those cities where

7 you feel that there are developing issues and you don't

8 want to wait till the next public hearing to talk about.

9 We want you to have an meaningful participation

10 in our process. We want you to have an understanding of

11 how things have happened and how things end up.

12 And we want you to be aware of how and where

13 your opportunities are to ask for adjustments once we're

14 finished.

15 And with that, I think I'm going to stop,

16 Mr. Chairman, and thank you.

17 HONORABLE JON EDNEY: I hope -- I found that very

18 useful, and I've sat through this three times. So I hope

19 everyone else did.

20 I think just a final message in that regard is

21 the process to be open and transparent. And I think

22 that's what we've tried to do with this first public

23 meeting, what we'll continue to do with the subregional
24 workshops, and with the subcommittee work, and ultimately
25 as it moves toward policy committees and the regional

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1 council.

2 That, you know, it's quite certain everybody
3 when we walk away from this is not going to be totally
4 content; I don't want to suggest that, but at least it
5 will have an open and fair process in which everybody had
6 an opportunity to make their comments and their feelings
7 and their interests in their communities known.

8 So with that, we have some additional time, like
9 to open it up for additional public comment, either here
10 in the L.A. office or through Riverside.

11 Any additional public comment? Do we have some
12 items that need be read into the record, some written
13 comments? Respond to that?

14 MS. TACHIHI: No, we don't have to read them into the
15 record, they will be a part of the record.

16 HONORABLE JON EDNEY: We don't need to announce
17 anything on those?

18 MS. TACHIHI: No. I think that written comments were
19 already referred to by the speaker.

20 HONORABLE JON EDNEY: Okay. Very good. Any
21 additional comments at this time? Okay. I'm going to
22 ask Miss Harris one more time to go through, if you need

23 to leave, by all means, take off.

24 We'll keep the public hearing open, because we

25 promised people it will be open for a reasonable amount

1 of time closer to the 12:30.

2 If you need to leave, do. Before we do that,
3 though, I'd like to ask Miss Harris to read the
4 subregional schedule and any updates. I know -- I think
5 we have a couple locations that we identified since then.
6 But we'll read the regional -- subregional schedule and
7 the dates.

8 PUBLIC SPEAKER: Excuse me, question in Riverside.

9 HONORABLE JON EDNEY: Okay. Before we do that, I
10 have a question from Riverside. Go ahead, sir.

11 PUBLIC SPEAKER: You mentioned that staff would be
12 able for briefing, would that entail someone actually
13 coming out to our city and kind of doing a presentation
14 on this? Thank you.

15 MS. HARRIS: We are available to come out as the
16 schedule will allow. We've been trying to come out to
17 our subregional meetings. As, you know, a place where
18 many cities convene.

19 And that's been very useful and it's been very
20 good in stimulating conversation between cities. So the
21 answer is yes, but we would encourage you to try to get a
22 multi-city meeting in order to get the most out of the

23 time spent.

24 HONORABLE JON EDNEY: Okay. Miss Harris, do you want

25 to read --

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1 PUBLIC SPEAKER: Thank you.

2 MS. HARRIS: Okay. What I'm reading here is the date
3 and the time for the subregional workshop by subregion.

4 The October 30th from 1:00 to 5:30 will be the
5 San Gabriel Valley cities. October 31st from 9:30 to
6 1:30 will be the Coachella Valley cities.

7 That area -- that meeting will take place at the
8 COG offices in 73710 Fred Waring Drive in Palm Desert.

9 On November 1st from 8:00 to 12:30, we will be
10 holding a workshop with the city of Los Angeles.
11 Location to be determined.

12 On November 1st from 1:00 to 5:30, we will be
13 holding a workshop in Imperial Valley in El Centro at the
14 Supervisors' hall. Board of Supervisors. And the
15 address is 939 Main Street, El Centro.

16 On November 3rd from 8:00 to 12:30 will be in
17 the West Side city subregion, location to be determined.

18 On November 6th from 1:00 to 5:30, will be in
19 the Gate Way cities subregion, location to be confirmed.

20 On November 7th, from 8:00 to 5:30, will be in
21 Orange County for all Orange County cities. Location to
22 be confirmed.

23 On November 7th from 1:00 to 5:30, will be in
24 the San Bernardino Association -- San Bernardino County
25 San Bernardino cities, location to be determined.

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1 On November 8th at one o'clock, will be in the
2 Los Virgenes Malibu subregion at the Agoura Hills Civic
3 Center, 3001 Ladyface Court, Agoura Hills.

4 On November 9th from 8:00 to 12:30, will be in
5 the South Bay cities at the Carson Community Center, 701
6 East Carson street in Carson.

7 On November 9th from 1:00 to 5:30, will be in
8 Ventura County at Camarillo City Hall, 601 Carmen Drive
9 Camarillo, California, 93010.

10 On November 13th, will be at the -- in the
11 Arroyo Verdugo subregion Buena Vista Library, 275 East
12 Olive Avenue in Burbank, and that will be from 1:00 to
13 5:00 p.m.

14 On October 30th, this is a new one, on October
15 30th from 9:30 to 1:30, we'll be in Western Riverside,
16 the COG offices at 4080 Lemon Drive in Riverside.

17 And that is all we have to date. These dates
18 and time and locations will be posted on the Web site,
19 SCAG homepage, go to the RHNA link. Thank you.

20 HONORABLE JON EDNEY: Okay. Thank you.

21 Do we have additional public comment at this
22 time, either here in L.A. or in the Riverside office?

23 Sir?

24 LARRY LONGENECKER: Hi, Larry Longenecker with the

25 city of Laguna Niguel in Orange County.

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1 It was mentioned that some of the 2158 factors
2 were looked at in coming up with the preliminary
3 Subregional forecast.

4 I was wondering if there were notes or reports
5 that could be made available so we could see specifically
6 what factors were considered.

7 MS. HARRIS: May I recommend, sir, that we schedule a
8 appointment in our offices with the technical staff in
9 the area and our technical staff?

10 LARRY LONGENECKER: Who should I call?

11 MS. HARRIS: Frank Wen (213) 236-1854.

12 HONORABLE JON EDNEY: Okay. Additional public
13 comment at this time? Okay.

14 Tell you what I'm going to do. First of all, I want
15 to thank everybody for their participation. I know it
16 takes a lot out of your schedules and whatnot. This is
17 certainly an important issue affecting us all throughout
18 the SCAG regions.

19 Your participation and comments are much
20 appreciated as we move forward with this process. The
21 committee meeting, the subcommittee meeting will begin at
22 12:30. In fairness to the posted schedule, what I'm

23 going to take a 20-minute break, we will come back. I
24 will not close the official public hearing until we come
25 back.

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1 I will give -- reopen it at 12:00 for one
2 opportunity for anyone who for whatever reason did not
3 have an opportunity to come this morning. Since it was
4 posted at 12:30 if you have no additional comment, you're
5 welcome to take off and we appreciate it and then we will
6 reconvene the public hearing at 12:00. Thank you.

7 (Pause in the proceedings)

8 HONORABLE JON EDNEY: We're going to reconvene the
9 public hearing and ask for Miss Africa to read in some of
10 the written comments that were received or which agencies
11 were received, and then we will allow for any additional
12 public comment.

13 MS. AFRICA: Thank you, Chair.

14 We did receive prior to this public hearing,
15 three written comments, and I will go ahead and identify
16 them for the record.

17 The first one is from the city manager of the
18 city of Mission Viejo. It's Dennis Wilberg, it's dated
19 September 20th, 2006. And his comments relate primarily
20 to the process and methodology.

21 The second written comment was from a resident,
22 Mary Justice, from the city of Thousand Oaks, and it's

23 dated September 21st. And her comment relates to
24 property she owns in Riverside County that has been zoned
25 as -- has been changed from the general plan to open

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1 space designation. And she wanted to inform SCAG about
2 that.

3 The last comment is from Michael Fitts, a staff
4 attorney from the Endangered Habitats League, dated
5 September 25th, 2006. And, again, his comments sort of
6 just want to confirm that all of the 2158 factors will be
7 considered as part of the RHNA methodology.

8 And then the comment, the written comment that
9 we received today as part of the public hearing that was
10 submitted by Julie Moore from the Los Angeles County
11 Department of Regional Planning is a letter dated
12 August 6th, 2006 -- August 8th, 2006. And it's by
13 James Hall of the L.A. County Department of Regional
14 Planning.

15 And her -- and the written comments are
16 consistent with what Miss Moore said at the public
17 hearing.

18 HONORABLE JON EDNEY: Okay. Very good. Thank you.
19 Do we have additional public comment at this time, either
20 in the Los Angeles off or in Riverside office?

21 I see a screen of blank Riverside office -- not
22 quite sure.

23 MR. SAN MIGUEL: There's no one here in Riverside,

24 Mr. Chairman.

25 HONORABLE JON EDNEY: Oh, thank you, Mr. San Miguel.

1 Okay. I'm going to use Chair's prerogative, I'm
2 going to close the public hearing since we have no
3 additional public comment. Let the reflect that there
4 are no additional members of the public interested in
5 speaking at this public hearing.

6 I will note for the record that the subcommittee
7 meeting for the RHNA subcommittee of the CHD committee
8 will be meeting at 12:30. There will be a public comment
9 period during the committee meeting.

10 And any member of the public who shows up
11 between now and that time will be offered an opportunity
12 to speak at the public comment period of the CHD
13 subcommittee meeting.

14 Does anybody else have anything else they need
15 to add? Very good. We'll declare the public hearing
16 closed. Thank you.

17 (Hearing adjourned at 12:05 p.m.)

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